

PB# 90-22

CEMCO TRANSMISSIONS

44-1-42

CEMCO TRANSMISSIONS SITE PLAN #90-22
ST. ANNE DR. (DASCOLI)

Approved 10-10-91

General Receipt

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, N. Y. 12550

11354

Received of Vito Dascali, of (CEMCO Transmissions) 25⁰⁰
Twenty-five and ⁰⁰/₁₀₀ DOLLARS

For Planning Board Application Fee (P.B. #90-22)

DISTRIBUTION

FUND	CODE	AMOUNT
Check # 477		\$25.00

By Pauline B. Townsend
Town Clerk
Title

Williamson Law Book Co., Rochester, N. Y. 14609

General Receipt

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, N. Y. 12550

11355

Received of Pauline B. Townsend, Town Clerk \$ 750⁰⁰/₁₀₀
Seven Hundred Fifty and ⁰⁰/₁₀₀ DOLLARS

For Planning Board Site Plan Minimum Errors (P/B. #90-22)

DISTRIBUTION

FUND	CODE	AMOUNT
Check # 476		\$750.00

By Juan Zappalo
Deputy Comptroller
Title

Williamson Law Book Co., Rochester, N. Y. 14609

General Receipt

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, N. Y. 12550

12285

Received of Rudolph I. Pizzonia
One Hundred and ⁰⁰/₁₀₀ DOLLARS

For Planning Board Site Plan Approval 90-22

DISTRIBUTION:

FUND	CODE	AMOUNT
Ch # 1003		100.00

By Pauline B. Townsend
Town Clerk
Title

Williamson Law Book Co., Rochester, N. Y. 14609

County File No..... **NWT 3 91 M**

COUNTY PLANNING REFERRAL

(Mandatory County Planning Review under Article 12-B,
Section 239, Paragraphs 1, m & n, of the
General Municipal Law)

Application of Rudi Pizzonia

for a Site Review - Within 500' of Rte. 94

County Action: Local Determination

LOCAL MUNICIPAL ACTION

The Above-cited application was:

Denied Approved

Approved subject to County recommendations

.....
(Date of Local Action)

.....
(Signature of Local Official)

This card must be returned to the Orange County Department of Planning
within 7 days of local action.



America the Beautiful USA 15

**ORANGE COUNTY DEPARTMENT OF PLANNING
AND DEVELOPMENT**

124 Main Street

Goshen, N.Y. 10924

New York City:
Manhattan Skyline



**McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.**

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.
JAMES M. FARR, P.E.

6 October 1994

- ☐ **Main Office**
45 Quassaick Ave. (Route 9W)
New Windsor, New York 12553
(914) 562-8640
- ☐ **Branch Office**
507 Broad Street
Milford, Pennsylvania 18337
(717) 296-2765

MEMORANDUM

TO: Myra Mason, Planning Board Secretary

FROM: Mark J. Edsall, P.E., Planning Board Engineer

SUBJECT: CEMCO TRANSMISSION/LIGHTENING LUBE SITE PLAN
MHE JOB NO. 87-56.2/T90-22

As per our discussion, on the afternoon of 5 October 1994 I visited the subject site. I met with Henry of the establishment, at which time he confirmed my understanding that they still have posted a performance security with the Town, relative to the completion of striping of the business's parking lot.

I reviewed this aspect of the site and it appears that the striping has been completed in general conformance with the layout shown on the site plan approved by the Planning Board with stamp date of October 10, 1991.

Although not depicted on the plan relative to the striping requirements, I advised the owner's representative that it is now required that all handicapped parking spaces be striped blue, in accordance with new spacing/stripping requirements. As well, I recommended that they install two (2) handicapped signs, although not called for on the approved site plan.

Based on the above, it is my understanding that the site Bond currently held by the Town could be released at this time. Please contact me if you have any questions concerning the above.

Respectfully submitted,

Mark J. Edsall, P.E.
Planning Board Engineer
MJEmk

cc: Larry Reis, Town Comptroller
A:10-6-E.mk

Posted 8/6/92
\$300.00

Rudy Pizzonia

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 10/11/91

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]
A [Disap, Appr]

FOR PROJECT NUMBER: 90-22

NAME: CEMCO TRANSMISSION RETAIL EXT.

APPLICANT: PIZZONIA, RUDI

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
10/10/91	PLANS APPROVED	SIGNED BY R. LANDER
06/12/91	P.B. APPEARANCE	LA/ND- APPR. SUB TO
05/28/91	BOARD REQUESTED LIGHTING PLAN	SUBMITTED 5/28/91
05/14/91	WORK SESSION APPEARANCE	NEED LIGHTING PLAN
04/10/91	P.B. APPEARANCE	RETURN TO WORK SHOP
03/19/91	WORK SESSION APPEARANCE	RETURN TO P.B.
03/13/91	PUBLIC HEARING HELD	REVISE/RET. TO W.S.
02/13/91	P.B. APPEARANCE	SET FOR PUB. HEARING
01/15/91	WORK SESSION APPEARANCE	NEW PLANS NEEDED
10/24/90	P.B. APPEARANCE	SET UP FOR P.H.
	. NEED NEW PLANS FOR PUBLIC HEARING	
05/16/90	P.B. VISITED SITE	
05/09/90	P.B. APPEARANCE	REFERRED TO Z.B.A.
05/02/90	WORK SESSION APPEARANCE	OPEN FILE

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 06/12/91

PAGE: 2

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]
O [Disap, Appr]

FOR PROJECT NUMBER: 90-22

NAME: CEMCO TRANSMISSION RETAIL EXT.

APPLICANT: PIZZONIA, RUDI

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
REV4	01/17/91 MUNICIPAL WATER . NOTIFY WATER DEPT. FOR LOCATION OF WATER SERVICE	01/18/91 APPROVED
REV4	01/17/91 MUNICIPAL SEWER	04/02/91 SUPERSEDED BY REV5
REV4	01/17/91 MUNICIPAL SANITARY	01/18/91 APPROVED
REV4	01/17/91 MUNICIPAL FIRE	01/28/91 APPROVED
REV4	01/17/91 PLANNING BOARD ENGINEER	04/02/91 SUPERSEDED BY REV5
ORIG	01/18/91	04/02/91 SUPERSEDED BY REV5
REV4	01/18/91 O.C. PLANNING DEPT.	03/11/91 LOCAL DETERMIN
REV5	04/02/91 MUNICIPAL HIGHWAY	/ /
REV5	04/02/91 MUNICIPAL WATER	04/04/91 APPROVED
REV5	04/02/91 MUNICIPAL SEWER	/ /
REV5	04/02/91 MUNICIPAL SANITARY	04/03/91 APPROVED
REV5	04/02/91 MUNICIPAL FIRE	04/04/91 APPROVED
REV5	04/02/91 PLANNING BOARD ENGINEER	/ /
REV5	04/19/91 N.Y. ST. DEPT. TRANSPORTATION . HIGHWAY WORK PERMIT REQUIRED	04/22/91 APPROVED

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 06/12/91

PAGE: 1

LISTING OF PLANNING BOARD AGENCY APPROVALS

FOR PROJECT NUMBER: 90-22

NAME: CEMCO TRANSMISSION RETAIL EXT.

APPLICANT: PIZZONIA, RUDI

	DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
ORIG	05/03/90	MUNICIPAL HIGHWAY	10/17/90	SUPERSEDED BY REV2
ORIG	05/03/90	MUNICIPAL WATER . CANNOT LOCATE CURB BOX	05/08/90	APPROVED
ORIG	05/03/90	MUNICIPAL SEWER . FORWARD O&M MANUAL FOR OIL/WATER SEPERATOR TO THIS OFFICE	05/16/90	APPROVED
ORIG	05/03/90	MUNICIPAL SANITARY	05/09/90	APPROVED
ORIG	05/03/90	MUNICIPAL FIRE	05/14/90	APPROVED
ORIG	05/03/90	PLANNING BOARD ENGINEER	10/17/90	SUPERSEDED BY REV2
REV1	08/02/90	FOR Z.B.A. REFERRAL	10/17/90	SUPERSEDED BY REV2
REV2	10/17/90	MUNICIPAL HIGHWAY	12/19/90	SUPERSEDED BY REV3
REV2	10/17/90	MUNICIPAL WATER	10/18/90	APPROVED
REV2	10/17/90	MUNICIPAL SEWER	12/19/90	SUPERSEDED BY REV3
REV2	10/17/90	MUNICIPAL SANITARY	10/18/90	APPROVED
REV2	10/17/90	MUNICIPAL FIRE	10/25/90	APPROVED
REV2	10/17/90	PLANNING BOARD ENGINEER	12/19/90	SUPERSEDED BY REV3
REV3	12/19/90	MUNICIPAL HIGHWAY	01/17/91	SUPERSEDED BY REV4
REV3	12/19/90	MUNICIPAL WATER . NOTIFY WATER DEPT TO DETERMINE LOCATION OF SERVICE	12/19/90	APPROVED
REV3	12/19/90	MUNICIPAL SEWER	01/17/91	SUPERSEDED BY REV4
REV3	12/19/90	MUNICIPAL SANITARY	12/20/90	APPROVED
REV3	12/19/90	MUNICIPAL FIRE	01/02/91	APPROVED
REV3	12/19/90	PLANNING BOARD ENGINEER	01/17/91	SUPERSEDED BY REV4
REV4	01/17/91	MUNICIPAL HIGHWAY	03/20/91	APPROVED

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 10/11/91

PLANNING BOARD
TOWN OF NEW WINDSOR

PAGE: 1

LISTING OF PLANNING BOARD FEES
Escrow

FOR PROJECT NUMBER: 90-22

NAME: CEMCO TRANSMISSION RETAIL EXT.

APPLICANT: PIZZONIA, RUDI

--DATE--	DESCRIPTION-----	TRANS	AMT-CHG	AMT-PAID	BAL-DUE
05/03/90	SITE PLAN MINIMUM	PAID		750.00	
10/03/91	P.B. ENGINEER FEE	CHG	828.00		
10/04/91	REC. CK#1002 P.B.ENG	PAID		78.00	
	TOTAL:		828.00	828.00	0.00

Need Note on the plan - for times on lights
6-12-91

CEMCO TRANSMISSIONS SITE PLAN (90-22) ROUTE 94

Mr. Rudolph Pizzonia came before the Board representing this proposal.

MR. PIZZONIA: Mr. Dascoli couldn't make it this evening. I'm the owner of the property but I don't have the plan. I hope you have a copy.

MR. MC CARVILLE: We had a public hearing on this, right?

MR. PIZZONIA: Yes.

MR. SCHIEFER: Okay, gentlemen, do you have any questions of the applicant on this?

MR. LANDER: Where's the dumpster going?

MR. SCHIEFER: Sir, did you hear the question? Where does the dumpster go?

MR. PIZZONIA: I believe the Fire Inspector said it had to go back to the rear of the property. You can't put it to the, against the building.

MR. VAN LEEUWEN: Trash, it says that there, double gate,

MR. SCHIEFER: Upper right.

MR. EDSALL: The last paragraph on my first page of the comments notes the section of the State Building and Fire Code that was cited by the Fire Inspector indicating that the dumpster could not be placed against the building rear wall. So, what you had, what we had done was said, a request was made, if it can be moved, fine. If the Fire Inspector will not allow you, we don't have very much choice.

MR. SCHIEFER: The answer is it has to stay where it is.

MR. EDSALL: Also for the record, you held and closed the public hearing on March 13th, of this year.

MR. PETRO: Which is existing and what are you trying to do?

MR. PIZZONIA: This is existing and what we propose.

6-12-91

MR. VAN LEEUWEN: I make a motion to take lead agency.

MR. MC CARVILLE: I'll second it.

ROLL CALL:

Mr. Lander	Aye
Mr. Dubaldi	Aye
Mr. Petro	Aye
Mr. VanLeeuwen	Aye
Mr. McCarville	Aye
Mr. Schiefer	Aye

MR. VAN LEEUWEN: I make a motion we declare a negative declaration.

MR. DUBALDI: I second it.

ROLL CALL:

Mr. Dubaldi	Aye
Mr. Lander	Aye
Mr. Petro	Aye
Mr. VanLeeuwen	Aye
Mr. McCarville	Aye
Mr. Schiefer	Aye

MR. MC CARVILLE: Do you have any problem with putting the lights that are mounted flush to the building and a timer to coincide with the business hours?

MR. PIZZONIA: No, no problem.

MR. MC CARVILLE: In other words they would be on basically when your business hours are?

MR. PIZZONIA: Yes.

MR. MC CARVILLE: The other would be security type.

MR. VAN LEEUWEN: Have you seen a copy of our Engineers report?

MR. PIZZONIA: No, I haven't.

MR. LANDER: Do we have anything from the Highway Superintendent in the file? I think we're supposed to take a look at that.

MR. VAN LEEUWEN: Curb cuts are all existing.

MR. SCHIEFER: Municipal highway, 4-2-91, local determination. No comments and submitted to him, there was no response.

MR. LANDER: That's a yes.

MR. SCHIEFER: That's essentially a yes.

MR. VAN LEEUWEN: I'd like to make a motion we approve this thing providing subject to the, our engineer's comments, that they be addressed and the plan be stamped.

MR. SCHIEFER: And the lighting on the building.

MR. EDSALL: My comments basically note that they have been addressed. I'm just telling you how I did it.

MR. SCHIEFER: The only subject to is the lighting on a timer.

MR. EDSALL: Yes.

MR. SCHIEFER: I have heard nothing else.

MR. EDSALL: That's true.

MR. SCHIEFER: Is that acceptable subject to we approve this site plan as subject to putting the lights on a timer on the hours of business?

MR. LANDER: I'll second it.

ROLL CALL:

Mr. Lander	Aye
Mr. Dubaldi	Aye
Mr. Petro	Aye
Mr. VanLeeuwen	Aye
Mr. McCarville	Aye
Mr. Schiefer	Aye



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.

- ☐ **Main Office**
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New Windsor, New York 12553
(914) 562-8640
- ☐ **Branch Office**
400 Broad Street
Milford, Pennsylvania 18337
(717) 296-2765

TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: CEMCO TRANSMISSION SITE PLAN
PROJECT LOCATION: NYS ROUTE 94 AND ST. ANN DRIVE
PROJECT NUMBER: 90-22
DATE: 12 JUNE 1991
DESCRIPTION: THE APPLICANT HAS SUBMITTED A PLAN FOR THE EXPANSION OF THE EXISTING THREE-BAY TRANSMISSION SHOP TO INCLUDE TWO (2) ADDITIONAL BAYS FOR A "LUBE/OIL" SERVICE. THE PLAN WAS PREVIOUSLY REVIEWED AT THE 9 MAY 1990, 13 JUNE 1990, 24 OCTOBER 1990, 13 FEBRUARY 1991, 13 MARCH 1991 AND 10 APRIL 1991 PLANNING BOARD MEETINGS.

1. It is my understanding that the following items were to be addressed by the Applicant, per the last meeting:
 - a. The Applicant was to coordinate the proposed curb cut on St. Ann Drive with the Town Highway Superintendent and receive his approval.
 - b. The Applicant was to revise the lighting plan for this application.
 - c. Relocation of the dumpster was to be considered.

With regard to the lighting plan, the Applicant has submitted a manufacturer's design plan indicating levels of lighting throughout the site, utilizing the three (3) pole mounted lights and four (4) wall mounted units. This appears to be the best information we will receive; therefore, if acceptable to the Board, this lighting arrangement could be accepted. I do recommend that the Board consider requiring that the wall mounted units be required to be timer operated, based on business hours.

With regard to the relocation of the dumpster to the rear of the building, per the Technical Work Session of 30 April 1991, the Fire Inspector's office has advised that, per Section 1191.3(a)(4) of the State Building and Fire Code, dumpsters cannot be located at the building wall.

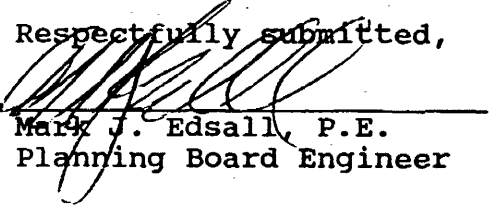
TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

-2-

PROJECT NAME: CEMCO TRANSMISSION SITE PLAN
PROJECT LOCATION: NYS ROUTE 94 AND ST. ANN DRIVE
PROJECT NUMBER: 90-22
DATE: 12 JUNE 1991

2. The Planning Board may wish to assume the position of Lead Agency under the SEQRA process.
3. The Planning Board may wish to make a determination regarding the type action this project should be classified under SEQRA and make a determination regarding environmental significance.
4. At such time that the Planning Board has made further review of this application, further engineering reviews and comments will be made, as deemed necessary by the Board.

Respectfully submitted,



Mark J. Edsall, P.E.
Planning Board Engineer

MJEmk

A:CEMCO.mk

LEGAL NOTICE

NOTICE IS HEREBY GIVEN that the PLANNING BOARD of the TOWN OF NEW WINDSOR, County of Orange, State of New York will hold a PUBLIC HEARING at Town Hall, 555 Union Avenue, New Windsor, New York on March 13th 1991 at 7:30 P.M. on the approval of the proposed Two Bay Addition (~~Subdivision of Lands~~)* (Site Plan)* OF MaryAnn and Rudolph Pizzonia located 400 Bloomin grove Tpke Sec: 44 Block: 1 Lot: 42 Map of the (~~Subdivision of Lands~~)(Site Plan)* is on file and may be inspected at the Town Clerk's Office, Town Hall, 555 Union Avenue, New Windsor, N.Y. prior to the Public Hearing.

Dated: February 19, 1991

By Order of

TOWN OF NEW WINDSOR PLANNING BOARD

Carl Schiefer

Chairman

Received 2/26/91 (12)



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK

January 21, 1991

Mr. Vito Dascoli Jr.
c/o Cemco Transmission
P.O. Box 2916
Newburgh, NY 12550

Re: Tax Map Parcel #44-1-42 (Rudolph I. Pizzonia ETAL)

Dear Mr. Dascoli:

According to our records, the attached list of property owners are within five hundred (500) feet of the above mentioned property.

The charge for this service is \$75.00, minus your deposit of \$25.00.

Please remit the balance of \$50.00 to the Town Clerk, Town of New Windsor, NY.

Very truly yours,

A handwritten signature in cursive script that reads "L. Cook".

LESLIE COOK
Sole Assessor

LC/cad
Attachments

cc: Myra Mason

- ④ Sycamore Assoc. ✓
P.O. Box 4292
New Windsor, NY 12553
- ④ EPG Realty Corp. ✓
13 Garden Dr. +
Monticello, NY 12701
- ④ VSH Realty Inc. V0732
777 Dedham St.
Canton, Mass. 02021 ✓
- ④ Forge Hill Gardens CERTIFIED RECEIPT ONLY
c/o Richard P. Eisenberg — Return Receipt not received ④
342 Madison Ave.
New York, NY 10173
- ④ Williamson, David J. & Barbara R. ✓
11 St. Anne Dr.
New Windsor, NY 12553
- ④ Specht, Robert J. ✓
9 St. Anne Dr.
New Windsor, NY 12553
- ④ Littler, Stephen T. Jr. ✓
7 St. Anne Dr.
New Windsor, NY 12553
- ④ Wickline, William & Vera ✓
5 St. Anne Dr.
New Windsor, NY 12553
- ④ Wright, James C. & Doralies ✓
3 St. Anne Dr.
New Windsor, NY 12553
- ④ Inkeles, Brian ✓
1 St. Anne Dr.
New Windsor, NY 12553
- ④ Brady, Robert J. & Alice E. ✓
402 & 404 Blooming Grove Tpk.
New Windsor, NY 12553
- ④ Panella, Emilio & Grace ✓
P.O. Box 573 +
Vails Gate, NY 12584
- ④ Chips Auto ✓
c/o Jenny Oil
P.O. Box A
Katonah, NY 10536
- ④ Dineen, Linda A. ✓
4 Hearthstone Way
New Windsor, NY 12553

- ④ Murphy, Robert F. & Andrea J.
6 Hearthstone Way
New Windsor, NY 12553
- ④ Coughlan, John & Yvonne
8 Hearthstone Way
New Windsor, NY 12553
- ④ Schwartz, Frank & Anita - NOT DELIVERED
10 Hearthstone Way "Refused"
New Windsor, NY 12553
- ④ Oakwood Terrace Housing Corp.
207 Lake Dr.
Newburgh, NY 12550
- ④ Capicchioni, Paul & Jill
P.O. Box 4290
New Windsor, NY 12553
- ④ Klein, Arnold & Klein, Leon & Meisels, Victor
c/o Leon Klein
Box 267
Monroe, NY 10950
- ④ Wellback Properties Inc.
339 Bloominggrove Tpk.
New Windsor, NY 12553
- ④ Warmers Construction Corp.
P.O. Box 148
New Windsor, NY 12553
- ④ Pizzonia, Rudolph I. & Mary Ann & Anthony F. & Henry V.
Mountain View Dr., Box 392
Highland Mills, NY 10930
- ④ DiPietro, Ricky & Laurie - NOT DELIVERED
2 St. Anne Dr.
New Windsor, NY 12553
- ④ Horan, Kevin M. & Lisa M. - MOVED - LEFT NO ADDRESS
6 James Court
Nanuet, NY 10954
- ④ Frost, John R.
c/o Transamerica Real Estate Tax Service
1983 Marcus Ave.
Lake Success, NY 11042
- ④ Warmers, Fred E. & Tessie - NOT DELIVERED - INSUFFICIENT ADDRESS
Ridge Rd.
Montgomery, NY 12549
- ④ Hovey, Richard S. & Kathleen M.
8 St. Anne Dr.
New Windsor, NY 12553

⑦ Krizek, Kenneth E. & Helen V.
9 Hearthstone Way
New Windsor, NY 12553

CERTIFIED RECEIPT ONLY
Return Receipt Not Received ⑦

⑦ Lippolis, Frank G. & Sandra Leslie Devine
2 Hobnail Court
New Windsor, NY 12553

⑦ Carbone, Robert & Greene, Donna
3 Hobnail Court
New Windsor, NY 12553

⑦ Heitler, Edward & Ruth C.
1 Hobnail Court
New Windsor, NY 12553

⑦ Hartmann, Wilbur Jr. & Liliane
3 Hearthstone Way
New Windsor, NY 12553

⑦ Muslim, Arif
418 Blooming Grove Tpk.
New Windsor, NY 12553

⑦ Vega Michele R. Winchester
339 Blooming Grove Tpk.
New Windsor, NY 12553

⑦ Carione, John & Louise
333 & 335 Blooming Grove Tpk.
New Windsor, NY 12553

⑦ Shaposhnikov, Dimitry & Eugenia
329 Blooming Grove Tpk.
New Windsor, NY 12553

⑦ Mullarkey, Peter J. & Elizabeth
325 Blooming Grove Tpk.
New Windsor, NY 12553

⑦ Massa, Ernest & Margaret
323 Quassaick Ave.
New Windsor, NY 12553

⑦ Policano, Sam Jr.
319 Blooming Grove Tpk.
New Windsor, NY 12553

⑦ Rountree, Dorothy A.
315 Blooming Grove Tpk.
New Windsor, NY 12553

⑦ Fried, Benjamin J. & Diane
11 Buttonwood Dr.
New Windsor, NY 12553

⑦ Mazzocchi, Donald J. & Betty Mary
7 Buttonwood Dr.
New Windsor, NY 12553 +

⑦ Abbruscato, John F. & Marie
5 Buttonwood Dr.
New Windsor, NY 12553

⑦ Khoury, Julia & Naguib
192 Ceasars Lane
New Windsor, NY 12553

CERTIFIED RECEIPT ONLY

Return Receipt not received ⑦

⑦ Bell, Dwayne E. & Janice A.
190 Ceasars Lane
New Windsor, NY 12553

⑦ Palumbo, Alfred & Margaret
186 Ceasars Lane
New Windsor, NY 12553

⑦ Sheley, William H. & Marian A.
12 Buttonwood Dr.
New Windsor, NY 12553

⑦ Houser, Louis E. & Barbara
30 Guernsey Dr.
New Windsor, NY 12553

⑦ Spaeth, Laura A.
32 Guernsey Dr.
New Windsor, NY 12553

NOT DELIVERED

⑦ Hauser, William J. & Condron, Mara
34 Guernsey Dr.
New Windsor, NY 12553

⑦ Marich, Richard A. & Diane A.
36 Guernsey Dr.
New Windsor, NY 12553

⑦ Lucas, David W.
38 Guernsey Dr.
New Windsor, NY 12553

⑦ Sawoska, Henry & Louise
40 Guernsey Dr.
New Windsor, NY 12553

⑦ Koster, Patricia Lynn & Mary
42 Guernsey Dr.
New Windsor, NY 12553

AFFIDAVIT OF MAILING

STATE OF NEW YORK
COUNTY OF ORANGE
TOWN OF NEW WINDSOR

SS:

Rudolph Pizzonia (Carco Transmissions) BEING DULY SWORN,
deposes and says, I am a resident of 400 Bloomingdale
Tp 15 New Windsor, NY 12553 and that on the 25th day of
Feb. 1991 I mailed the annexed Notice of Public
Hearing to each of the parties hereinafter named by depositing in
a United States Post Office or official depository at New
Windsor 12553 a true copy of said notice, each
properly enclosed in a securely sealed, post-paid wrapper, marked
"CERTIFIED MAIL, RETURN RECEIPT REQUESTED", directed respectively
to each of the following parties at the address set opposite
their names:

NAME	ADDRESS
1.	
2.	
3.	
4.	
5.	
6.	
7.	
8.	
9.	
10.	
11.	
12.	
13.	
14.	
15.	

Sworn before me this 9th
day of March 1991
Elizabeth P. Giacobbe
Notary Public

Signed Rudolph Pizzonia

ELIZABETH P. GIACOBBE
Notary Public, State of New York
Qualified in Orange County
My Commission will Expire March 30, 1992

90-22

STATE OF NEW YORK
DEPARTMENT OF TRANSPORTATION
112 DICKSON STREET
NEWBURGH, NY 12550

Albert J. Bauman
Regional Director

Franklin E. White
Commissioner

Planning & Zoning Board
Town of New Windsor
55 Union Ave.
New Windsor, N.Y. 12553

RE: *Cemco Transmission*

Dear *Chairman*.

We have reviewed this matter and please find our comments checked below:

☒ A Highway Work Permit will be required. To: Planning Boards and Building Departments. Please have owner of property obtain Highway Work Permits before signing of plans or issue of Building Permits.

☒ No Objection

☐ Need additional information ☐ Traffic Study
☐ Drainage Study

☐ To be reviewed by Regional Office

☐ Does not affect N.Y. State Dept. of Transportation

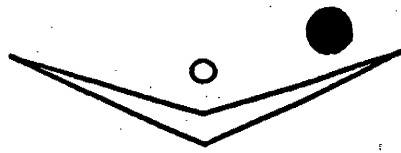
ADDITIONAL COMMENTS:

Very truly yours,

Don Greene
Donald Greene
C.E. I Permits
Orange County

DG:pe

✓
CC: M.E.



interior
architecture
group

P.O. Box 2916
Newburgh, N.Y. 12550
914-562-8697

S P E E D L E T T E R

DATE:

April 2 1991

PROJECT:

Cenex Transmission

TO:

Town of New Windsor Planning Board

ATTN:

Chairman & Board Members

Sirs, The site plan application has been in front of the Planning Board for approximately six months.

We have complied with all of the requests of the board and the town engineer. At this time we are requesting that the board issues a conditional approval in the event any minor modifications are needed.

This submission is for April 10 PB meeting

Very truly yours,

COPY TO:

Vito D'Amico

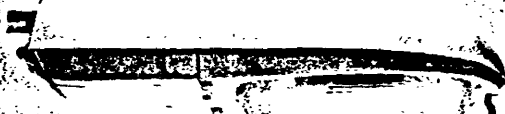
Quality Professional Services

Power-Pad Horizontal

High Pressure Sodium
50 to 250 Watts

Mercury Vapor
100 to 250 Watts

SERIES 313/314



FEATURES

- All die cast aluminum housing for long-life dependable service
- "Breathing Seal", developed by American Electric for preventing contaminants from entering optical assembly
- "Trigger Latch", developed by American Electric for easy, one-hand, no-tools opening of the fixture for installation and servicing
- Separate door power-pad with quick-connect electrical hookup for easy installation of the electrical system
- Ideal for applications:
 - Roadways
 - Parking Lots
 - Shopping Centers
 - Apartment and Condo Complexes

Ordering Data

High Pressure Sodium — Series 313/314

Primary Volts	Ballast Type	Power Factor	Approx. Wt. (Lbs.)	Catalog Number with Photocontrol Receptacle
POWER-PAD HORIZONTAL 50 WATT HIGH PRESSURE SODIUM				
120	Reactor	Normal	19	313-570B2-6
120	Reactor	High	16	313-559B2-6

Primary Volts	Ballast Type	Power Factor	Approx. Wt. (Lbs.)	Catalog Number with Photocontrol Receptacle
POWER-PAD HORIZONTAL 70 WATT HIGH PRESSURE SODIUM				

120/208 240/277*	Lag Auto	Normal	22	313-5E1E2-6
120/208 240/277	Lag Auto	High	22	313-5F1E2-6
120	Reactor	Normal	19	313-570E2-6
120	Reactor	High	16	313-559E2-6
120	Regulated	High	22	313-562E2-6
208	Regulated	High	22	313-564E2-6
240	Lag Auto	Normal	21	313-573E2-6
240	Lag Auto	High	20	313-553E2-6
240	Regulated	High	22	313-563E2-6
277	Regulated	High	22	313-565E2-6
480	Regulated	High	22	313-566E2-6

POWER-PAD HORIZONTAL 100 WATT HIGH PRESSURE SODIUM

120/208 240/277*	Lag Auto	Normal	22	313-5E112-6
120/208 240/277	Lag Auto	High	22	313-5F112-6
120	Reactor	Normal	19	313-57012-6
120	Reactor	High	16	313-55912-6
120	Regulated	High	22	313-56212-6
208	Regulated	High	22	313-56412-6
240	Lag Auto	Normal	21	313-57312-6
240	Lag Auto	High	20	313-55312-6
240	Regulated	High	22	313-56312-6
277	Regulated	High	22	313-56512-6
480	Regulated	High	22	313-56612-6

*MULTI-VOLT LUMINAIRES: All multi-volt luminaires are prewired for 120 volt operation but are easily field-reconnectable for 208, 240 or 277 volt operation.

NOTES

1. **STANDARD DISTRIBUTION PATTERN** is IES TYPE II. Also available in IES TYPE III. To order change the last digit of the catalog number from 2 to 3. (Example: 313-5F112-6 to 313-5F113-6.)
2. **IES TYPE II-4 WAY** is available with glass refractor only. To order, delete the suffix and change the last digit to a D. (Example: 313-5F112-6 to 313-5F11D.)
3. **FIXTURE WITHOUT PHOTOCONTROL RECEPTACLE** may be ordered by changing the catalog number prefix from 313 to 314. (Example: 313-5F112-6 to 314-5F112-6.)
4. **PHOTOELECTRIC CONTROLS and LAMPS** are not included. Order separately. Make sure voltage is correct.
5. **STANDARD REFRACTOR** is acrylic on 50 through 175 watt luminaires. Glass refractors are standard on 200 and 250 watt luminaires.
6. **OPTIONAL REFRACTORS:** Glass refractors are available. To order, delete the catalog number suffix. (Example: 313-5F112-6 to 313-5F112.) Polycarbonate refractors are available. To order change the suffix to -8. (Example: 313-5F112-6 to 313-5F112-8.) Note: Acrylic refractors are not recommended for 200 and 250 watt luminaires.
7. **100 VOLT LAMP** is available in 150 watt HPS luminaires. Contact factory.
8. **50 HERTZ** (control gear) are available. Contact factory.
9. For more information contact your local American Electric representative.

Mercury Vapor

Primary Volts	Ballast Type	Power Factor	Approx. Wt. (Lbs.)	Catalog Number with Photocontrol Receptacle
HORIZONTAL LUMINAIRE 400 WATT MERCURY VAPOR				
120/208				
240/277*	Regulated	High	35 <small>Stock Item</small>	125-0C143
120	Lag Auto	Normal	31	125-01843
120/240**	Regulated	High	35 <small>Stock Item</small>	125-00243
240/480**	Regulated	High	35	125-00343
208	Regulated	High	35	125-00443
277	Regulated	High	35	125-00543
240	Reactor	High	28	125-00643
240	Reactor	Normal	27	125-01643
480	Regulated	High	35	125-01143

*MULTI-VOLT LUMINAIRES: All multi-volt luminaires are pre-wired for 120 volt operation but are easily field-reconnectable for 208, 240, or 277 volt operation.

Metal Halide

Primary Volts	Ballast Type	Power Factor	Approx. Wt. (Lbs.)	Catalog Number with Photocontrol Receptacle
HORIZONTAL LUMINAIRE 400 WATT METAL HALIDE				
120/208				
240/277*	Regulated	High	35	125-0D143
120	Regulated	High	35	125-04243
208	Regulated	High	35	125-04443
240	Regulated	High	35	125-04343
277	Regulated	High	35	125-04543
480	Regulated	High	35	125-04643

*MULTI-VOLT LUMINAIRE: All multi-volt luminaires are pre-wired for 120 volt operation but are easily field reconnectable for 208, 240 or 277 volt operation.

**DUAL VOLT LUMINAIRE—wired lowest voltage.

NOTES

- All above catalog numbers are for I.E.S. TYPE III LIGHT DISTRIBUTION PATTERN — also available in TYPES II and IV. To order, change last digit of catalog number to indicate desired pattern. (Example: 125-00244, Type IV.)
- FIXTURE WITHOUT PHOTOCONTROL RECEPTACLE may be ordered by changing the catalog number prefix from 125 to 126. (Example: 125-00243 to 126-00243.)
- LAMPS and PHOTOELECTRIC CONTROLS are not included. Order separately. Be sure voltage is correct. (See Photocontrols page.)
- Specify "LEVEL INDICATOR" if desired.
- EFFECTIVE PROJECTED AREA of Series 125 is 1.30 sq. ft.
- Above equipment available with 50 HERTZ BALLAST (control gear). Contact factory for further information.
- To order GLARE SHIELD, specify Catalog No. 8-125-001. To order HOUSESIDE SHIELD specify Catalog No. 8-25-003.
- For further information contact your local American Electric representative.

Options/Accessories

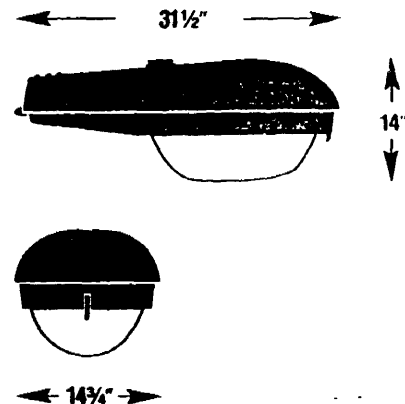
Factory Installed Upon Request

- Twist-Lock Photocontrol Receptacle (Photocontrol not included)
- Decorator Colors
- Level Indicator
- Refractors of Glass or Polycarbonate
- Fusing
- Lightning Arrestor

Field Installed

- Glare Shield
Catalog No. 8-125-001
- House-Side Shield
Catalog No. 8-125-003
- Polycarbonate Diffuser
Catalog No. 25-3-8
- Poles—Steel, Aluminum, Wood, and Fiberglass are available. For ordering data, refer to the Pole sections of this catalog.
- Mast Arms for horizontally mounted luminaires. For ordering data, refer to the Mast Arms & Brackets section of this catalog.

Dimensions

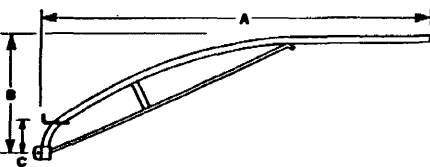
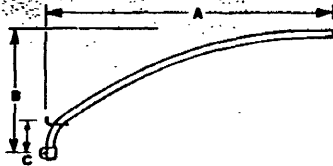
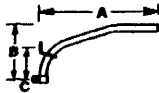


Effective projected area for Horizontal Luminaire Series 125/126 is 1.30 sq. ft.

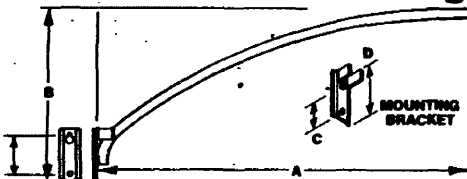
Mast Arms & Brackets (for Horizontally Mounted Luminaires)

Upsweep Arms

Wood Pole Mounting



Concrete Pole Mounting



NOTES

1. CLASS CHART — Denotes the maximum size luminaire recommended for use. Both weight and projected area must be considered. Classifications based on American Electric standards. See Isotach Wind Map, page 151.

Luminaire Class	A	B	C	D	E
Weight (in pounds)	30	40	60	80	100
Effective Projected Area	1.5	2.0	3.0	4.0	5.0

2' ARM-1 1/4" Aluminum, (Use with Nema Head only) Dimensions: A-24", B-12 3/4", C-7 3/8"	1 1/2	91-2401
2' ARM-1 1/4" Steel, Class E Dimensions: A-24", B-12 3/4", C-7 3/8"	5 1/2	92-2401
2 1/2' ARM-1 1/4" Aluminum, (Use with Nema Head only) Dimensions: A-27", B-12 3/4", C-7 3/8"	2	91-3001
2 1/2' ARM-1 1/4" Steel, Class E Dimensions: A-27", B-12 3/4", C-7 3/8"	6	92-3001
4' ARM-1 1/4" Aluminum, Class B Dimensions: A-43", B-21 1/4", C-8 7/8"	3 3/4	91-4801
4' ARM-1 1/4" Steel, Class E Dimensions: A-43", B-21 1/4", C-8 7/8"	10	92-4801
4' ARM-2" Aluminum, Class D Dimensions: A-43", B-21 1/4", C-8 7/8"	6 1/2	91-4802
4' ARM-2" Steel, Class E Dimensions: A-43", B-21 1/4", C-8 7/8"	17 1/2	92-4802
6' ARM-1 1/4" Steel, Class C Dimensions: A-66 1/4", B-29 1/2", C-8 3/8"	17 1/2	92-7201
6' ARM-2" Aluminum, Class B Dimensions: A-66 1/4", B-29 1/2", C-8 3/8"	9	91-7202
6' ARM-2" Steel, Class D Dimensions: A-66 1/4", B-29 1/2", C-8 3/8"	25 1/2	92-7202
8' ARM-2" Steel, Class D Dimensions: A-90 1/4", B-29 1/2", C-8 1/2"	40	92-9602
6' ARM-1 1/4" Aluminum, Class B Dimensions: A-66 1/4", B-29 1/2", C-8 3/8"	6 3/4	93-7201
6' ARM-1 1/4" Steel, Class E Dimensions: A-66 1/4", B-29 1/2", C-8 3/8"	18	94-7201
6' ARM-2" Aluminum, Class D Dimensions: A-66 1/4", B-29 1/2", C-7 7/8"	11	93-7202
8' ARM-1 1/4" Steel, Class C Dimensions: A-90 1/4", B-29 1/2", C-8 3/8"	26 1/2	94-9601
8' ARM-2" Aluminum, Class B Dimensions: A-90 1/4", B-29 1/2", C-7 7/8"	13 1/2	93-9602
20' ARM-1 1/4" Steel, Class E Dimensions: A-20", B-15", C-12"	10	90-2001
4' ARM-1 1/4" Steel, Class E Dimensions: A-48", B-25", C-12"	16	90-4801
6' ARM-2" Steel, Class D Dimensions: A-72", B-34", C-12"	29	90-7202
8' ARM-2" Steel, Class D Dimensions: A-96", B-34", C-12"	48	90-9602

2. Steel mast arms constructed in accordance with ASTM specification A-36.
3. For further information, contact your local American Electric representative.

CAUTION: The poles and mast arms described herein are designed for ground mounted applications in areas of normal winds. Consult the factory prior to the design of systems to be mounted on structures such as bridges or buildings or areas known to have abnormal winds such as airports or coastal areas. Failure to consider these factors in the system design could result in the failure of the pole or mast arm, and consequent personal injury or property damage.

**PREVIOUS
DOCUMENTS
IN POOR
ORIGINAL
CONDITION**



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.

- ☐ Main Office
45 Quassaick Ave. (Route 9W)
New Windsor, New York 12553
(914) 562-8640
- ☐ Branch Office
400 Broad Street
Milford, Pennsylvania 18337
(717) 296-2765

PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

TOWN/VILLAGE OF

New Windsor

P/B #

90 - 22

WORK SESSION DATE:

30 April 1991

APPLICANT RESUB.

REQUIRED:

yes.

REAPPEARANCE AT W/S REQUESTED:

Maybe

PROJECT NAME:

Cemco -

PROJECT STATUS: NEW

OLD

X

REPRESENTATIVE PRESENT:

Vito & Owner

MUNIC REPS PRESENT: BLDG INSP.

FIRE INSP.

ENGINEER

PLANNER

P/B CHMN.

OTHER (Specify)

X
John
X

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- Per John - dumpster bldg. 1191.3(a)(4)

State Bldg & Fire Code

Will need lightning plan.

- had nothing -

to return the plan to MFC directly,
or @ W/S.

CEMCO TRANSMISSIONS SITE PLAN (90-22) ROUTE 94

Mr. Vito Dascoli and Mr. Pizzonia came before the Board representing this proposal.

MR. SCHIEFER: Before the question is asked, this has been approved by fire, sanitary, water, those approvals are in place. By the way, I have requested that none of this be submitted to us if those required approvals are not in place. The only reason I'm reading it out because the questions come up do we have it, we do. Please introduce yourself and tell us what you want to do.

MR. DASCOLI: I'm Vito Dascoli representing Cemco and Mr. Pizzonia. Last time we were in front of the Board, they had requested that we show landscape design and lighting design. I have shown it on a separate sheet incorporating the two together. We are putting around on the outside of the islands, grass island landscape legend showing spreading yews, azaleas for color and cyprus. We had assistance from Devitt's/Agway in the layout. We incorporated also the islands and the entrances also. Everything is low so there will be no obstruction, visual obstruction for traffic.

MR. SCHIEFER: There's no problem with the highways on those two entrances? I think that's been resolved.

MR. DASCOLI: From DOT, no, we have had words with Mr. Green here at the last work session. I don't know if they received anything written yet.

MR. SCHIEFER: You don't know if you have written approval from the highway?

MR. DASCOLI: No, I don't.

MR. EDSALL: I haven't seen anything back from Skip.

MR. SCHIEFER: Maybe I spoke to soon.

MR. DUBALDI: DOT approval.

MR. BABCOCK: Actually, the entrance that's on--

MR. SCHIEFER: Mark, has the DOT approved that entrance?

MR. EDSALL: I have not seen anything.

MR. SCHIEFER: I don't see anything here. I have no problem with it but I think we have to have that.

Don't we, on that opening?

MR. KRIEGER: Yes.

MR. SCHIEFER: Has that been submitted to the DOT for approval?

MR. DASCOLI: Yes, it has.

MR. SCHIEFER: It has not come back yet?

MR. DASCOLI: Not to my knowledge. He's been called several times, whether it's been done, I don't know.

MR. SCHIEFER: How long has it been out there?

MR. DASCOLI: Over a month.

MR. SCHIEFER: Is that one of the automatic ones after 30 days?

MR. EDSALL: No.

MR. SCHIEFER: Before we take final action, we're going to have to hold off on that. Mr. Pagano, have you had a chance to look at your favorite subject, the lighting?

MR. PAGANO: I'm looking at the lights and I'm reading Mark's comments and there's a tremendous amount of concern here. We are involved with one-family houses here and we certainly don't want the lighting to spill over into these houses. The so called street light that he shows in the upper left hand side of the drawing, I don't know if you have that, it's a street type of light. If you look at the bottom of the bulb, you'll notice that the glass bulges down which means the light will radiate out in all directions so someone in the bedroom, this light is going to light their bedroom up, whether they like it or not. Even though most of it will go down. What I was concerned over that the light has a sharp cutoff that no light at all be allowed to go to the neighborhood, neighborhood houses so that, you know, when they look out their windows, they are not looking at the glare. A box type of light such as we have at the Windsor Industrial Park, it has a very sharp cutoff, the light comes down but it does not light anybody else up. That would be a more appropriate type of lighting. This to me is completely unacceptable light as far as I'm concerned for this specific neighborhood.

MR. PIZZONIA: On that one particular corner?

MR. PAGANO: No, just about all of them. We have neighbors all around here.

MR. MC CARVILLE: That is the only place you have a light pole. Where is the other light pole?

MR. EDSALL: There's ten. There's ten fixtures.

MR. DASCOLI: Three (3) existing poles.

MR. MC CARVILLE: So basically, what John is saying is that you're proposing this light on those poles?

MR. DASCOLI: That's correct.

MR. MC CARVILLE: I agree with you, John, I then--

MR. EDSALL: There are six fixtures which are apparently attached to the structure and additional four post mounted fixtures. So you have got a total of ten fixtures, the fixture itself is identical, the mounting arrangement is all that's changing.

MR. DASCOLI: The thing about this particular head is because of the mounting height being 20 feet, if it was the type of head as you're suggesting, okay, probably wouldn't make that much difference. Number 2, there's a shield specified and the cutoff angle so obviously going to be a factor.

MR. PAGANO: It's not the case. Whenever the isolux, engineers are going to call it isolux, I'm just going to call it light, the spill over from this light will radiate and it will create a lighting effect into people's houses which means that people that live here that normally would leave their windows open to go to sleep are now going to have to pull their shades down because your lighting is going to be going into their bedrooms and they are going to be looking into the glare of your place. You're going to look like a ballpark here, literally seven days a week or whatever days you're open. This is going to look like a ballpark.

MR. SCHIEFER: You have got residents on three sides.

MR. PAGANO: Residents are going to come first here.

MR. DASCOLI: Yes, that should be a priority but the type of head, yes, it could be changed but I'm not sure it's going to be that much advantageous, at a 20 foot height.

MR. PAGANO: You have lights you can look at and I don't recommend any specific lighting but--

MR. DASCOLI: The lighting all around is very glaring around this property and at a 20 foot height, there's no way to avoid it. The lights that are on the building adjacent to it aren't even down lights, they are out lights.

MR. PAGANO: Why are you going 20 feet?

MR. DASCOLI: They are existing.

MR. PAGANO: Do you expect trucks?

MR. DASCOLI: No. If you bring it down then he has to install more poles.

MR. PAGANO: No matter what you're going to show me, this light is unacceptable. That's a street light so I want to see a head on that that goes to keep that light down away from those houses.

MR. MC CARVILLE: You've got the fence to the north and the back.

MR. PAGANO: It's a long time before that fence covers 20 feet of height.

MR. MC CARVILLE: The fence takes care of the headlights of the automobiles. I don't think what John is saying these lights, this particular design is just not acceptable on this plan.

MR. DASCOLI: So we can change the heads so that the lens is flat, okay, the bulb, the lens wouldn't be-- the bulb is recessed, the lens wouldn't come down.

MR. MC CARVILLE: I think he's getting at a box type light.

MR. DASCOLI: Where the lens is flush with the bottom of the box.

MR. MC CARVILLE: It's actually recessed.

MR. PAGANO: Almost recessed, no light at all goes sideways. It goes straight down and that's it and you cannot see it. You see where it hits the street but you're not going to see the glare of the lights itself. Also around the building--

MR. SCHIEFER: You can use the same, you understand now what he wants. You're going to have to wait anyway for the DOT approval. Take a look at that while that is happening. This entrance, before we can act on it, we need approval on 94. You have applied for it. It hasn't come back.

MR. DASCOLI: We have to come back before the Planning Board?

MR. SCHIEFER: You're going to have to because we can't do anything until we get approval.

MR. PIZZONIA: It's not possible to get approval? We're closing up this, okay, but that's existing right now.

MR. SCHIEFER: This is new, isn't it.

MR. DASCOLI: This curb cut is different.

MR. SCHIEFER: But actually--

MR. PIZZONIA: The actual opening is there.

MR. SCHIEFER: If the actual opening is there and you're not changing it, I don't think we need it, do we?

MR. KRIEGER: There are no changes?

MR. SCHIEFER: They are closing some entrance.

MR. DUBALDI: I think we should have DOT approval before we give approval to this plan.

MR. LANDER: They still have to obtain a work permit and what Don Green is looking for is that we have it here before we give them final approval because if it comes back to us that he never issued the work permit and we had already given approvals and he denied it so--

MR. SCHIEFER: I understand if they have to get a work permit, we might as well hold off.

MR. MC CARVILLE: They need a work permit because they are closing it off.

MR. EDSALL: And they are putting new curbing in for the entrance. They are modifying, it's a modification of the entrance.

MR. BABCOCK: The other one is the Highway Superintendent, right, just so that the applicant knows to check, you need something from the Highway Superintendent for the entrance off St. Anns although that exists, they are going to be putting curbs there. I don't think that he has a problem. I don't want you to have to come back, you know what I'm saying.

MR. DUBALDI: We don't have anything from Skippy?

MR. BABCOCK: You want that?

MR. DUBALDI: Of course.

MR. SCHIEFER: When that comes in, bring it in. In the meantime, you'll have time. One of them should be fairly easy or fast. I don't see where there would be a problem, any problems with the landscaping.

MR. PAGANO: Yes. Mr. Chairman, the trash shows the upper right hand corner and I think previously we had requested that they consider moving that to a less noisier spot because garbage trucks, when they pick up trash, come early in the morning and he's going to be--

MR. PIZZONIA: They come 12 in the afternoon since 1966 and we put the garbage cans out in front.

MR. PAGANO: I prefer seeing the trash behind the one building right about there. There's a little space there that they can put it.

MR. SCHIEFER: If you're suggesting the building, that's the only place.

MR. DASCOLI: But we have parking along the back that would be, that would infringe upon the--

MR. PAGANO: You lose a space here, you're going to gain a space here.

MR. SCHIEFER: How do the rest feel about putting that back in that corner?

MR. MC CARVILLE: Doesn't bother me.

MR. DASCOLI: If it's here or here, the truck still has to come into that space.

MR. PAGANO: But he's not next to the next door neighbors.

MR. MC CARVILLE: I have no problem.

MR. DASCOLI: There's no difference. We're going to make it better for the neighborhood. I don't think so.

MR. SCHIEFER: Right now, it's back here.

MR. DASCOLI: Where is it now?

MR. PIZZONIA: There's none now. The truck comes through from St. Ann's, whips around the front and we put the garbage around out front.

MR. PAGANO: We're going to create a problem that's not there now. If we put the garbage behind the building, at least we keep it away from the neighborhood or the neighbors.

MR. SCHIEFER: The only space he's got is right here.

MR. LANDER: That's on the side of the building?

MR. SCHIEFER: Side, you can't do it, you don't want to do it over here. These are all open. That's the only spot you have got. Do you plan to bring the garbage out front or--

MR. PIZZONIA: Garbage truck pulls up and we bring it out.

MR. SCHIEFER: You will not have the garbage truck pull into here.

MR. DASCOLI: I don't want him to pull in there.

MR. PAGANO: He's got to have a dumpster. You don't push dumpsters around. The truck has to come in and pull and lift and tip it.

MR. DASCOLI: If the trash is in that corner against the building, it doesn't change the location of where the truck has to go. I can agree with you if you're going to make it better for the neighbors but we are not. The truck still has to go back there.

MR. PAGANO: It's my opinion is such that the further away you are from the neighbor, the less complaints you are going to have. We are trying to help you and at the same time, help a neighbor. Do you want a neighbor coming in here and squawking that your garbage truck is waking them up?

MR. MC CARVILLE: What time is the truck?

MR. DASCOLI: Twelve (12) o'clock in the afternoon and he pulls in the front which is furthest from everyone.

MR. SCHIEFER: That's going to change. You're going to have a dumpster. You can't haul that out. The garbage truck will have to come.

MR. PAGANO: You had a sleepy station here, it's a small operation, probably a couple bags of garbage. Now, you're going into a modern, high velocity type of operation where your garbage is going to multiply with the amount of business you're going to do. Now, I see a lot of business here. And you're garbage is going to reflect that, unfortunately. You're going to create a whole new problem that doesn't exist.

MR. DASCOLI: Then the best place--

MR. PAGANO: Take it from us to a degree we know it's going to happen.

MR. SCHIEFER: It's obvious the garbage collection method is going to change. You're going to from garbage cans to a dumpster. The garbage truck will come in here.

MR. DUBALDI: I was just saying you should poll the Board.

MR. SCHIEFER: I have already polled the Board and I think it's a good idea and he realizes it's going to be a different garbage collection method. Let him look at it. Right now, the Board members have no objection but I feel it would be an improvement to get it over here and if you have no problem with that, consider it. Mr. Pagano said he will not accept it. The rest of us have no real problem with it.

MR. LANDER: You're going to have to change the parking layout.

MR. DASCOLI: How many parking spaces will it effect having it against the building? It will effect more.

MR. LANDER: Ninety (90) degree, you need 24 feet. If you went to a 60 degree, you'll lose a parking space but they'll be backing out this way.

MR. SCHIEFER: You pick up one space here, you lose one here.

MR. DASCOLI: I'd hate to limit the flow of traffic. This allows him or anybody to go almost anywhere around.

MR. MC CARVILLE: I think it's fine right where it is. What's 15 feet going to make a difference?

MR. SCHIEFER: The truck dumpster is here, the truck is going to be here or here.

MR. EDSALL: Just for the record, from Mr. Lander's comment, the plan, as it is depicted, shows that that's supposed to be one-way traffic in. In any case going behind the building so the angled parking would not prohibit the traffic flow from the way it is supposed to be flowing. You asked for non-two directional traffic because of how narrow it was so there's no hardship in asking for angled parking other than the possible loss of one or two spaces and they have got two extra.

MR. SCHIEFER: You have got two extra and you're going to pick up one.

MR. MC CARVILLE: This way he comes in straight, picks the things up, dumps it and he's off.

MR. SCHIEFER: I have no problem with where it is. Mr. Lander?

MR. LANDER: Well, it's going to, it has to be moved into the front of the side of the building. Well, the back of the building you're calling, okay, it's actually the side of the building. I would rather see the dumpster away from the fence because I know of someone that has a dumpster, it's not a transmission shop, it happens to be a restaurant, which has odors that are a little different but being that close to the house--if it's not a great hardship putting the dumpster here, I think the enclosure has to be 15 feet, 16 feet deep and it would be easier for the garbage truck to swing and back up into the enclosure than coming around and fitting it the other way.

MR. SCHIEFER: The Board is pretty evenly split. If it doesn't pose to much of a problem and you can do it then you're going to get unanimous approval. Right now, you're jepordizing minimum of two people. Any other comments?

MR. DASCOLI: I have no problem moving that dumpster. What I'd like to know is what's the purpose for coming

back to the Planning Board?

MR. SCHIEFER: We do not have DOT approval. We do not have the Highway Department approval.

MR. DASCOLI: When we get approvals--

MR. SCHIEFER: What I'm trying to do is get all the other issues out of the way when you get approvals, you come in, show us those and hopefully that's it.

MR. EDSALL: You have gone, I'm just making sure we go through the list here. You have got road curb cuts. Are you happy with the landscaping and fencing as shown?

MR. SCHIEFER: I just asked the question on landscaping. Only comment I got is the dumpster. Any other comments on the landscaping?

MR. DUBALDI: No.

MR. SCHIEFER: That's a tremendous improvement. Any other questions gentlemen?

MR. PAGANO: No, I want to reiterate that the lighting will be reflected on the new plan.

MR. SCHIEFER: If you'll address the lighting. I don't know, get Mr. Fayo's approval here and if this comes in, I foresee no other problems.

MR. DUBALDI: Maybe you want to give these to the applicant.

MR. SCHIEFER: He has a copy.

MR. EDSALL: There were quite a number of comments on the lighting and I received some information on the specific manufacturers and selected the, and the type fixtures but I did not receive an isolux curve nor in my opinion are the curves that are shown on the lighting plan consistent with what I see in isolux curves. They have got to be shown on this plan showing that the lighting levels are reasonable, uniform in that the extent of the lighting limits don't encroach to the adjoining properties and cause any problems for those.

MR. DASCOLI: Wouldn't photometric reports be submitted at the time of the building permit?

MR. EDSALL: No, we have asked for a complete lighting

plan. We should have a detail of the fixtures to be installed and from the manufacturer, specific isolux curves for the mounting height that you propose. You should drop the curves on the plan relative to each fixture to show that you have uniform lighting, reasonably uniform lighting, the pattern across the site and show us that the lighting doesn't encroach on any adjoining properties and it's directionalized.

MR. DUBALDI: That was the whole purpose.

MR. SCHIEFER: We asked for that and we haven't gotten it.

MR. DUBALDI: We know in what direction the lights are going to go.

MR. EDSALL: The other problem is where the plan it depicts the general location of the lights but the fixtures, as they are drawn as far as the arm length for the fixtures are inconsistent with the manufacturers information and if you look at the distance from the fixture to the pattern, that's shown here, they are not uniform. There's no way you would get if they are the same mounting height, the lighting pattern should be consistent for each location. In one case, you've got a 60 foot spacing from the fixture to the limit of the pattern and in another case, we've got a lesser amount so the plan has got to be corrected, otherwise it doesn't give the Board enough information for you to act on.

MR. SCHIEFER: Before they come back, do they go to another work session?

MR. EDSALL: I'd prefer it.

MR. SCHIEFER: At least submit the lighting plan to Mr. Edsall, get his approval.

MR. DASCOLI: We are waiting for the photometric reports back from the manufacturer. There was no way that we had that information to submit here.

MR. SCHIEFER: Before it gets back, make sure that you're satisfied with that.

MR. EDSALL: Talk to Myra and get on the workshop session.

MR. SCHIEFER: These two approvals you're going to consider the lighting thing and that should be it.

MR. EDSALL: The advantage in going to a workshop meeting is that Bob Rogers will be there as well and I want to make sure he's accepting the relocation of the dumpster and the modification to the parking as well.

MR. SCHIEFER: If Roger will not allow it to come over, I have no problem with keeping it there. I'd rather see it over here but if it's going to mean a fire problem then--

MR. EDSALL: We'll have that answer at the workshop session. Unless you can get a hold of Mr. Rogers directly and if he'll tell you yes or no, it can be put at the back of the building, no sense changing it if he won't allow it.

MR. DASCOLI: I'd like to bring up the issue about the buffer, the fencing. I would like to be sure that what is here is acceptable, okay, putting the fence up all around versus putting trees as a buffer.

MR. SCHIEFER: Eight (8) foot high wood fencing here, any problem with that?

MR. PAGANO: No.

MR. LANDER: I have no problem.

MR. DUBALDI: Down to the corner of the building?

MR. SCHIEFER: Yes, it stops right here.

MR. DUBALDI: Okay.

MR. SCHIEFER: The Board has no problem with that. That is fine.

MR. MC CARVILLE: Looks good.

MR. SCHIEFER: Then I guess that's it.

MR. PIZZONIA: I have a question now there's an existing fence in the back that belongs to the property owner behind us, okay, I can't see putting a fence against a fence.

MR. PAGANO: I tell you what. I'll go along with why don't you speak to the property owner and if the property owner agrees, you come up with an agreement, we'll put it into the plan.

MR. SCHIEFER: That that fence will stay there. How high is the existing?

MR. MC CARVILLE: About 6 foot. The only problem I have with that it becomes a situation where you're maintaining the fence and of course that is high, that thing sits up 2 foot so it's really from ground level it's from 8 foot. I have no problem if he talks to them.

MR. SCHIEFER: If you get some agreement with the owner that it will stay there, I think the Board has no problem with it.

MR. DASCOLI: How does the Board get insured that it will stay there?

MR. SCHIEFER: You're going to have to get some kind of a written agreement from them.

MR. MC CARVILLE: Carl, it belongs to the guy. The guy owns the property. He owns the fence. If he wants to take the fence down, if he wants to watch oil changes, that's his prerogative.

MR. KRIEGER: Provided it can be shown the sole purpose of the fence is to benefit the adjacent owner. If he doesn't want it, if he wants something else and it's agreeable between the parties and as long as the Board is satisfied that it's agreeable, what difference, Dan's point is well taken.

MR. SCHIEFER: How far over does the fence go?

MR. DASCOLI: It does stop short.

MR. PIZZONIA: There's a big tree right about 4 feet after the end of it and then he's got shrubs right out to the street.

MR. SCHIEFER: What about here, that fence you'll have to put in.

MR. PIZZONIA: No problem.

MR. SCHIEFER: How about the existing fence and the trees and the buffer of vegetation. How does the Board feel? I want to resolve it now, otherwise we're going to bounce it around.

MR. LANDER: Existing fence leave it there. Shrubs, I don't remember quite what they look like.

MR. SCHIEFER: Right now, you can see, you can see through almost any shrubs. There's no leaves yet.

MR. LANDER: How far short are we on the fence that exists?

MR. DASCOLI: Ten (10) feet.

MR. MC CARVILLE: It's 8 foot versus 6 foot.

MR. LANDER: How far down the property line?

MR. MC CARVILLE: Twenty-five (25) foot from the street. The house sets behind the fence.

MR. SCHIEFER: I think Mr. McCarville's point is well taken. If the man next door doesn't object, I'm not going to object. This has to go in but make sure he has no objection because even though you don't get a formal agreement, I still want some kind of assurances he's not going to come back and say look what have you done to us. If he has no problem, fine. If he doesn't like it, then just put the fence in. We'll leave that up to you. Bring this one in. Anything else? Do you have any other questions?

MR. PIZZONIA: No, no other comments.

MR. SCHIEFER: Before I see it again and before sees it, we'd like a lighting chart, get the whole thing drawn up.

MR. PAGANO: I'd like to compliment Mark. He did a fine job on this. Thank you Mark.

MR. SCHIEFER: Anything he can do to rush the DOT?

MR. BABCOCK: No, I personally talked to Don Green and I know that Don Green, what I heard from Don Green, he has no objection to this layout. He likes it so I don't understand why we don't have a review. It doesn't take that long. Everybody else is getting them so I don't know why.

MR. PIZZONIA: We spoke to him that day and he said yes, you should have had it by now.

MR. BABCOCK: So it's--

MR. SCHIEFER: I think you have got to contact Don Green and see if there's any reason why he's holding it up.

MR. PIZZONIA: I was going to ask if it's possible if we can have an approval contingent on that approval?

MR. SCHIEFER: If that were the only thing holding it out, I'd consider it. However, you've got the Highway Superintendent, you've got a few other things you have to look at the lighting thing. You have got to consider moving the dumpster.

MR. PIZZONIA: Can the Town Engineer--

MR. SCHIEFER: There are to many. If that were the only issue, yes.

MR. BABCOCK: Don Green has wrote a letter to the town asking us if we did not approve projects until we have it in our hand because there have been changes and there have been problems as far as the DOT.

MR. SCHIEFER: That's the highway saying that. You don't want to jepordize his--if he finds out we have approved it and he may get upset.

MR. PIZZONIA: I meant as far as approving it but contingent upon the approvals.

MR. DUBALDI: You're not going to get one vote if you ask for a vote because you don't have--

MR. SCHIEFER: We're not going to vote now. There are to many things. If that were the only thing, I would consider a vote. I'm not saying how the rest of you would vote.

MR. DUBALDI: I'm saying the same thing.

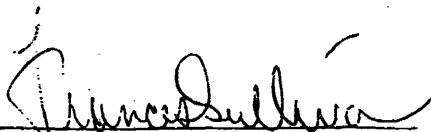
MR. SCHIEFER: You have got four issues and that's to much hanging out. If that were the only one, we'd consider voting it but depending on, you know, contingent on that one, you have enough time to do that. There's nothing there except the lighting chart that should not take a heck of a lot of time, hopefully you can talk to Don Green and Skip Fayo. That should be fairly fast. The fence you have to have a conversation with the neighbors and that should be it.

MR. PIZZONIA: Okay, thank you.

4-10-91

Being that there was no further business to come before the Board a motion was made to adjourn the meeting by Mr. McCarville seconded by Mr. Pagano and approved by the Board.

Respectfully submitted;


FRANCES SULLIVAN
Stenographer

CEMCO TRANSMISSIONS SITE PLAN (90-22) ROUTE 94 & ST. ANNE DRIVE

Mr. Vito Dascoli came before the Board representing this proposal.

MR. DASCOLI: I represent Cemco Transmission, they are looking to put a 1200 square foot addition on to the existing transmission shop of which will be lube and oil center drive-thru bays. The way it is presented now, we are conforming to all the local zoning ordinance setbacks, side yard, front yard, parking so on and so forth. You have gone through a couple times and made revisions and I think at the last workshop session, everybody came away happy with what we have. You had some questions on the access off Route 94 and St. Anne Drive which I'd like to discuss at this time, if anybody has any comments.

MR. LANDER: How many bays?

MR. MC CARVILLE: I notice there's an underground cable here, is there an easement that goes along with that? What is the purpose of the cable?

MR. DASCOLI: I am not aware of an easement and the type of cable to the best of my knowledge is electrical cable. It was on an existing old existing survey map when this was once a petroleum station so I cannot give you anymore information than what we have now. And there was no easement.

MR. DUBALDI: Do you know what the cable was used for?

MR. DASCOLI: No, I don't. As a matter of fact, I don't know at this point if it's even active.

MR. DUBALDI: It's on the map, that means you are showing that it's still there.

MR. DASCOLI: It's probably still there whether it's active or not, I am not sure.

MR. SCHIEFER: The original application you asked for three bays, the Zoning Board would not approve it so you have cut it down to two bays.

MR. DASCOLI: That is correct.

MR. SCHIEFER: Based on that, you may want to recheck the parking. You may have more than you need.

MR. DASCOLI: We do, that is true. We were infringing on front yard setbacks to the west side at the time when we pulled the

building back.

MR. MC CARVILLE: Any of this landscaping existing?

MR. DASCOLI: He has the islands there in the front, we are going to try and keep that and then of course there is small islands to be added along the means of ingress.

MR. SCHIEFER: That is not the best landscaping site in the Town of New Windsor.

MR. DUBALDI: I don't think there's any landscaping with the exception of overgrown weeds.

MR. DASCOLI: The only landscaping is along here.

MR. MC CARVILLE: These are proposed here?

MR. DASCOLI: Yes.

MR. DUBALDI: We visited the site and we weren't happy with the looks of it, just for your knowledge so you know.

MR. DASCOLI: He is well aware of that.

MR. SCHIEFER: Any questions, gentlemen?

MR. DUBALDI: This has to be scheduled for a public hearing?

MR. SCHIEFER: Yes, they need a special permit. Therefore, we must schedule a public hearing. I wanted to get some of the other details out of the way before we go for that.

MR. MC CARVILLE: You have existing gas line tanks to be removed which are in the back of the building? Is that the only underground facility on the lot?

MR. DASCOLI: Yes, there will be a waste oil tank that will remain but the gas line tanks will be removed.

MR. MC CARVILLE: Which tanks will remain?

MR. DASCOLI: There's three that will be removed, an existing oil and waste oil tank that will remain.

MR. MC CARVILLE: Above or below?

MR. DASCOLI: Underground.

MR. SCHIEFER: There will be no gas line tanks?

MR. DASCOLI: No, there will not.

MR. MC CARVILLE: What is the size of the underground oil tank? Do you know?

MR. DASCOLI: I think they are 3,000 each.

MR. SOUKUP: One is being removed?

MR. MC CARVILLE: The oil tank, that is going to remain.

MR. DASCOLI: That, I don't know. I might have that in the file. I just didn't note it on the plan. I can get that information for you.

MR. MC CARVILLE: We are going to need a test on that and information on date installed, age of tank, condition.

MR. SOUKUP: You are going to need DOT permit for the entrance renovation on 94.

MR. DASCOLI: Yes.

MR. SOUKUP: I'm concerned on the exit with respect to the right turn, it's just physically impossible with the curb line that you show.

MR. DASCOLI: Onto 94?

MR. SOUKUP: On the exit on 94 making a right turn is pretty difficult.

MR. SCHIEFER: It's going to be more than 90 degrees.

MR. DASCOLI: I can bring that 90 in.

MR. SOUKUP: It's going to be whatever the DOT wants.

MR. PAGANO: You want this cut like this?

MR. SOUKUP: They may want the driveway realigned to a perpendicular line, that is up to the DOT permit. You should probably touch base with them before you--

MR. DASCOLI: The reason for going to a public hearing--

MR. SCHIEFER: It's mandatory, special permit. We have no option.

MR. DUBALDI: Trash container located in the top right hand corner, can you make a container, make it enclosed so--

MR. DASCOLI: I think there is a fence around three sides, it might be noted there.

MR. DUBALDI: I think it says new something.

MR. DASCOLI: There is an existing--

MR. PAGANO: I'd like to see the trash removed from the house, get it someplace closer to your building.

MR. DASCOLI: There is a buffer of trees and a fence.

MR. DUBALDI: I don't think so, not on all sides, on two sides of the, when we visited this, there is no landscaping on the right hand side.

MR. DASCOLI: We have a new fence to match existing here so it would be enclosed on three sides as proposed. If that is acceptable.

MR. PAGANO: Any place else on that property he can put that trash?

MR. EDSALL: If he doesn't need all the parking spaces, he will have some room.

MR. PAGANO: How's he look for parking spaces?

MR. EDSALL: Because he didn't revise the parking spaces when he eliminated a bay, he's got extra but I am suggesting in my comments that he also reconsider the alignment of these curb cut entrances so I think he should look at all that, all in one review and he may have some more room.

MR. PAGANO: His volume of trash is going to be much higher, a lot of oil, I'd like to see the trash moved away from the neighbors and closer to his building somehow. Also, his lighting, he's got an 85 degree deflection on his lights. I'd like to see your lights, all your outside lights be shaded in such a way that they do not shine or filaments shined towards the neighbors. In other words, 85 degrees is far to much, it hits, it's going straight out, we want the lights coming down like this.

MR. MC CARVILLE: I'd like also to see an approval box put on the map, it's part of the--

MR. SCHIEFER: Any other recommendations before we set it up for a public hearing?

MR. PAGANO: Is it ready?

MR. SCHIEFER: I didn't say that, I will leave that up to you. Are there any other comments or questions?

MR. SOUKUP: I think it's ready for a hearing. I'd move for a hearing.

MR. MC CARVILLE: If they can get it ready, not next meeting but the next meeting after, get the maps.

MR. SCHIEFER: He will not be on the next meeting for a public hearing and I doubt if he will be on the one after that. He will have time to make the changes.

MR. DUBALDI: We have a few other public hearings that have precedent.

MR. SCHIEFER: Do you want to--

MR. PAGANO: We have asked for a lot of changes. I'd like to see a preview before a hearing to see what the changes are.

MR. DUBALDI: You are asking him to make changes to come in next time so then we can see if it's ready to go to a public hearing?

MR. PAGANO: I will go along with that before the public hearing, I want to see a new map.

MR. SCHIEFER: In the next two meetings, you will not, there is not a vacancy for a public hearing. However, I am sure we can fit you on the agenda, if you make the changes, let us review them and we won't put your public hearing off any further. However, if they have not been made, we will cancel your public hearing. We will do it that way. That way we are not holding them up and we can get what you want. Put these changes on as soon as you've got it made, get back to Mike or his secretary and tell him you have got them on, you want to come before us before we go to the public hearing and Mike, I would think the public hearing probably would be two months off, wouldn't it, close to that?

MR. BABCOCK: Well, actually it's when the applicant can possibly can get it advertised and so on and so forth. I don't know that it would take that long, depending--

MR. SOUKUP: The second meeting of December is the day after Christmas, you are not meeting that week, let's advise now if we are going to cancel the last meeting of December.

MR. EDSALL: Could you possibly review the Board's opinion and input regarding the configuration of the entrances? I am concerned about the angle in which they are being created, they really suit the entrances from one direction coming on 94.

MR. LANDER: That still has to go to DOT.

MR. EDSALL: Does the Board have an opinion on it?

MR. SCHIEFER: I'd rather see a 90 degree angle, he's got some parking spaces he can give up.

MR. EDSALL: I'd hate to see him go to DOT and you say no fix it and go back again.

MR. SCHIEFER: I'd like to see 90, he has excess parking and he can give you that, does anyone like the right turn coming out on the 90 degrees.

MR. EDSALL: He can send it to Don Green.

MR. SCHIEFER: I am sure the DOT will have less problems with it, that was already covered but okay.

4-4-91

90-22

APR 2 - 1991

Rev. 5

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR, SANITARY INSP.,
D.O.T., O.C.H., O.C.P., D.P.W., ~~SEWER~~, SEWER, HIGHWAY, REVIEW
FORM:

The maps and plans for the Site Approval _____

Subdivision _____ as submitted by

Interior Glch. Group for the building or subdivision of
Conco Trans- _____ has been

reviewed by me and is approved ☒ _____

disapproved _____

~~If disapproved, please list reason~~ _____

Notify water dept. For water service

HIGHWAY SUPERINTENDENT

Steve D. D. D.
WATER SUPERINTENDENT

SANITARY SUPERINTENDENT

DATE

✓
cc: M.E.

90- 22

APR 2 - 1991

Rev. 5

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR, ~~REVIEWER~~,
D.O.T., O.C.H., O.C.P., D.P.W., WATER, SEWER, HIGHWAY, REVIEW
FORM:

The maps and plans for the Site Approval ☒

Subdivision _____ as submitted by

Interior Architecture for the building or subdivision of
GROUP: Cemco TRANSMISSION has been

reviewed by me and is approved ☒

disapproved _____

If disapproved, please list reason _____

HIGHWAY SUPERINTENDENT

WATER SUPERINTENDENT

Lymon D. Masten Jr.
SANITARY SUPERINTENDENT

April 3, 1991
DATE

90-22
3/20/91

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR, SANITARY INSP.,
D.O.T., O.C.H., O.C.P., D.P.W., WATER, SEWER, ~~HIGHWAY~~, REVIEW
FORM:

The maps and plans for the Site Approval Conco
Subdivision _____ as submitted by
Everhardt for the building or subdivision of
_____ has been
reviewed by me and is approved ✓
disapproved _____

If disapproved, please list reason _____

72048
HIGHWAY SUPERINTENDENT

WATER SUPERINTENDENT

SANITARY SUPERINTENDENT

03/21/91
DATE

✓
CC: H.E.

INTER OFFICE CORRESPONDENCE

TO: Town Planning Board
FROM: Robert F. Rodgers, Fire Inspector
DATE: 4 April 1991
SUBJECT: CEMCO Transmissions Site Plan

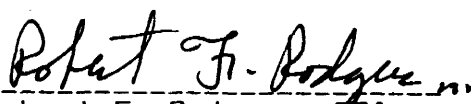
PLANNING BOARD REFERENCE NUMBER: PB-90-22
DATED: 2 April 1991

FIRE PREVENTION REFERENCE NUMBER: FPS-91-025

A review of the above referenced site plan was conducted on 4 April 1991.

This site plan is acceptable.

PLANS DATED: 1 April 1991; Revision 6.


Robert F. Rodgers; CCA
Fire Inspector

RR:mr
Att.

✓
CC:M.E.



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WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.

Licensed in New York,
New Jersey and Pennsylvania

PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

TOWN OF New Windsor P/B # 90-22
WORK SESSION DATE: 19 Mar '91 APPLICANT RESUB.
REQUIRED:
REAPPEARANCE AT W/S REQUESTED: _____
PROJECT NAME: Cemco
PROJECT STATUS: NEW _____ OLD X
REPRESENTATIVE PRESENT: Vito & App.
TOWN REPS PRESENT: BLDG INSP. X
FIRE INSP. Bohls
ENGINEER X
PLANNER _____
P/B CHMN. _____
OTHER (Specify) _____

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

Disc. Screening Plan → Platting and Fence
Lighting Plan → Plan - Mtg Lot / manuf cut.

Need DOT OK

Possible next mtg.

PUBLIC HEARING: CEMCO TRANSMISSIONS SITE PLAN (90-22)-
ROUTE 94

Mr. Vito Dascoli came before the Board representing this proposal.

MR. SCHIEFER: We have the registered receipts here. There's a map on the board, if you'll proceed and tell the public what this is all about.

MR. DASCOLI: My name is Vito Dascoli and I represent Mr. Pizzonia to put additions to operations on Cemco Transmissions, corner of Route 94 and St. Ann Drive. The addition consists of a quick lube, lube and oil filter center of approximately 1200 square feet, having open bays in the back and in the front to drive through. And in addition, there's another 200 square feet of office space to the front of the existing building, okay, that will be office for both Cemco and the lube and oil. The intent here is to make sure we have a quick lube, oil and filter center. This way people can come in and out as quickly as possible. There's a traffic flow around the building that works out quite well and there's two entrances to the property from both 94 and St. Ann Drive.

MR. SCHIEFER: Both of those two-way?

MR. DASCOLI: They are. We're willing to make proper improvements to the property for adjoining properties, such as shrubbery and fencing and so on and so forth to protect all the neighbors, any vehicles and any unsightly traffic.

MR. VAN LEEUWEN: I have a couple questions for you.

MR. SCHIEFER: Let him finish.

MR. VAN LEEUWEN: I'm sorry, I thought he was finished.

MR. DASCOLI: Again, complying with any requirements from the Board up to this date have been fulfilled.

MR. SCHIEFER: Before I open this to the public, I'm going to ask any comments from the Board members.

MR. VAN LEEUWEN: I have got a couple of things. I have had some calls from the people in the neighborhood and they would like to see the practice that the cars being road tested on St. Ann Drive stopped for one thing. The neighbor, I don't know if it's the neighbor

next door that I spoke to, I forget who it was. They'd like to see some screening around both sides of the property.

MR. SCHIEFER: The last time we discussed this, we said there was quite an elevation. I went there back there, yes, but it's not much, I agree more screening is required. There's an elevation but it's not a heck of a lot.

MR. DASCOLI: I'd like to ask Mr. Pizzonia about that.

MR. PIZZONIA: There's a fence back there right now.

MR. MC CARVILLE: Comes to about here.

MR. DASCOLI: You'd like to see it extended?

MR. MC CARVILLE: There is a stockade fence right here and this should be extended with landscaping and you also need some landscaping. Matter of fact, you need a landscaping plan for the entire parcel. In addition to that, we'll need an updated lighting plan, the lighting that's on this whole area here is not suitable, as far as I'm concerned.

MR. PIZZONIA: They're changing the lighting on both entrances.

MR. MC CARVILLE: There's a big stick thing but there should be a complete lighting plan showing the limits of the lighting etc. on the plan but other than that, I don't have any comments.

MR. VAN LEEUWEN: One of the other things I had complaints about is the place has not been moved and maintained in the last four or five years. It's a little unsightly and they are right.

MR. SCHIEFER: Landscaping hopefully they'll clean it up at the same time. Do you have anything about lighting?

MR. PAGANO: I thought at the last meeting I asked at the time that we see what type of lighting fixtures we're going to put in. I don't see anything that addresses that.

MR. PIZZONIA: We haven't decided on the lighting fixtures.

MR. PAGANO: Unless I know what kind of light fixtures

you're going to put in here, you're so close to the neighbors that, you know, I'm going to be very concerned over this.

MR. MC CARVILLE: Just ask for a lighting plan.

MR. PAGANO: I'm not going to allow this go up like some other buildings that have gone up and we have had absolutely terrible lighting.

MR. SCHIEFER: We have asked for a little more, we have asked for a lighting plan. Give us a complete breakdown.

MR. PAGANO: I'd like to see a picture of the fixture.

MR. DASCOLI: We can give you a spec sheet that shows the lamp and the fixture and how it will wash the area and not the neighbors.

MR. VAN LEEUWEN: How about the, in the back and both sides of the property? How about hemlocks 8 to 10 feet tall to block the noise out and everything else because it's going to get busy on that corner, okay, when you put this lube place in, it's going to get busier, working nights, the lights will be shining in the neighbor's yard. I'd like to see a row of at least 8 to 10 feet. All the way through in the beginning all the way around.

MR. DASCOLI: In place of the fence or in addition?

MR. VAN LEEUWEN: In place of the fence.

MR. MC CARVILLE: Where the fence is, I don't think you need it because the fence is like 6 feet tall.

MR. VAN LEEUWEN: If anything happened, in the past the fence falls down and what happens there's nothing there so put them in front of the fence then.

MR. SCHIEFER: That's what I say, don't take the fence down, you want to put hemlocks, they're the most fast growing thing we can put in there but don't take the fence down.

MR. VAN LEEUWEN: The people are complaining that it has not been very well maintained in the last 5 or 6 years.

MR. SCHIEFER: Leave the fence up, put some hemlocks, that will grow up.

MR. VAN LEEUWEN: Nice thick row of hemlocks in there so you can screen.

MR. SCHIEFER: Again, the landscaping we have asked for so these are just suggestions so the next time you come in, we take action on this, we don't have to go through this. Any questions from the Board members? If not, I'm going to open it up to the public. Anyone here from the public that has any questions of this project?

MR. VAN LEEUWEN: Mr. Chairman, when you get done, I want to speak to something.

MR. SCHIEFER: Speak now, this is your opportunity. Okay, then I'll close the public hearing portion of the meeting and go back to the Board members.

MR. VAN LEEUWEN: Also on this small median, I'd like to see an landscaping plan, what's going to be done and landscaping on both sides of the property.

MR. MC CARVILLE: They're going to submit a complete landscaping plan.

MR. SCHIEFER: We are not going to vote on it tonight. They don't have it. We can't vote on it but appreciate your comments so he knows what we are looking for. Anything beyond the lighting and the landscaping?

MR. PAGANO: The sign, have some sort of a sign is that going to be illuminated?

MR. PIZZONIA: Yes.

MR. PAGANO: Do you have a, how bright is the sign going to be?

MR. PIZZONIA: The sign is there already.

MR. PAGANO: The present sign is going to remain?

MR. PIZZONIA: No, there's a sign right now which is right here, okay, and all we are doing is just add another piece to it, another block in other words it's the 4 by 5 and we're just going to put a lower portion to it saying Quick Lube.

MR. PAGANO: Not going to, what I'm saying since you're going to add more to it, you don't want to get involved, there's a square footage limit on signs. You're going to stay within that?

MR. PIZZONIA: Yes.

MR. SCHIEFER: You're not going to exceed that total?

MR. PIZZONIA: This is a new sign that we put up two years ago, 20 square feet.

MR. DASCOLI: Yes, it will be lit.

MR. VAN LEEUWEN: Are you taking the fuel tanks out of there?

MR. DASCOLI: Yes.

MR. VAN LEEUWEN: They'll all be removed?

MR. DASCOLI: Yes.

MR. PAGANO: Just so that we on the lighting, one more time, there'll be no lighting on the buildings that shine towards the peoples' houses?

MR. DASCOLI: No.

MR. VAN LEEUWEN: They're going to bring in a lighting plan and we'll review it.

MR. SCHIEFER: You have no more comments on it?

MR. EDSALL: No, matter of fact does the Board want him to return to a work session or come directly here?

MR. SCHIEFER: If he can provide what we have asked for, I see no need for him to go back for a work session.

MR. EDSALL: We wouldn't know until he gets here, that's what you're saying?

MR. MC CARVILLE: I'd say go to the work session, just to be safe.

MR. SCHIEFER: Maybe just go to the work session say this is the lighting plan, this is the landscaping plan but you're not going to keep him for anything beyond that?

MR. EDSALL: No, I have here basically the screening, the lighting, the lighting detail and adding of the hemlocks along the fence line. Is there anything else that I missed?

MR. SCHIEFER: I think that's it. As soon as he gets that done, we'll come in and take action.

MR. EDSALL: We'll make sure that it's been added.

MR. DUBALDI: No modifications made on the curbs?

MR. MC CARVILLE: No.

MR. EDSALL: Have we received anything from the DOT, any correspondence?

MR. MC CARVILLE: Yes, there's, because they are closing off one of them.

MR. DUBALDI: And they have DOT approval?

MR. SCHIEFER: Do we have anything from the DOT?

MR. DASCOLI: I've tried to get in touch with Mr. Green on several occasions but to no avail.

MR. SCHIEFER: The answer is no.

MR. MC CARVILLE: Mike is leaving a note for Myra to look for a response for Orange County Planning. I know it was sent out in January so we should have a response by now. If not, the 30 days are up in any case.

MR. DUBALDI: We're going to need to see something from the DOT.

MR. SCHIEFER: Check the DOT and any other questions? Because they have applied and so far we've heard nothing.

MR. PAGANO: Highway Superintendent approved it already, didn't they?

MR. VAN LEEUWEN: No, it's within 500 feet from the State.

MR. EDSALL: That's under town jurisdiction because it's not part of the intersection.

MR. MC CARVILLE: That's an existing exit.

MR. EDSALL: He's putting new curbing so he's going to need a highway work permit from Skip. I've got nothing on record from Skip.

MR. VAN LEEUWEN: I think that that should be gotten.

MR. SCHIEFER: From the Town Highway Superintendent, we

have nothing here so if you can look into those, see now obviously it's not your fault but obviously we'd like to have it before we take action on it from the DOT and the Town Highway Superintendent.

MR. EDSALL: We're going to send a copy directly to Mr. Fay to look for his response.

MR. DASCOLI: All right.

MR. SCHIEFER: Anything else gentlemen? If not, thank you.

MR. DUBALDI: I make a motion we close the public hearing.

MR. VAN LEEUWEN: I'll second it.

ROLL CALL:

Mr. Pagano	Aye
Mr. McCarville	Aye
Mr. Dubaldi	Aye
Mr. VanLeeuwen	Aye
Mr. Schiefer	Aye



MARY McPHILLIPS
County Executive

Department of Planning
& Development

124 Main Street
Goshen, New York 10924
(914) 294-5151

PETER GARRISON Commissioner
VINCENT HARRISON Deputy Commissioner

90-22

ORANGE COUNTY DEPARTMENT OF PLANNING & DEVELOPMENT
239 L, M or N Report

This proposed action is being reviewed as an aid in coordinating such action between and among governmental agencies by bringing pertinent inter-community and Countywide considerations to the attention of the municipal agency having jurisdiction.

Referred by Town of New Windsor D P & D Reference No. NWT 3 91 M

County I.D. No. 44 / 1 / 42

Applicant Rudi Pizzonia

Proposed Action: Site Review - Addition of three bay filter & lubrication

State, County, Inter-Municipal Basis for 239 Review within 500' of Rte. 94

Comments: There are no significant intercommunity or Countywide concerns to bring to your attention

Related Reviews and Permits _____

County Action: Local Determination XX Disapproved _____ Approved _____

Approved subject to the following modifications and/or conditions: _____

3/7/91

Date

CC: H.E. ✓

B. Harrison
DMA Commissioner

ORANGE COUNTY DEPARTMENT OF PLANNING
APPLICATION FOR MANDATORY COUNTY REVIEW
OF LOCAL PLANNING ACTION

(Variances, Zone Changes, Special Permits, Subdivisions, Site Plans)

Local File No. 90-22

1. Municipality TOWN OF NEW WINDSOR Public Hearing Date _____
☐ City, Town or Village Board ☒ Planning Board ☐ Zoning Board

2. Owner: Name Pizzonia, Rudi
Address Mountain View Drive - Highland Mills, N.Y.

3. Applicant*: Name _____
Address _____
* If Applicant is owner, leave blank

4. Location of Site: Rt. 94 & St. Anne Dr.
(street or highway, plus nearest intersection)

Tax Map Identification: Section 44 Block 1 Lot 42

Present Zoning District NC Size of Parcel _____

5. Type of Review:
Special Permit: _____

Variance: Use _____
Area _____

Zone Change: From _____ To _____

Zoning Amendment: To Section _____

Subdivision: Number of Lots/Units _____

Site Plan: Use Addition of three bay filter & Lubrication

1/18/91
Date

Margaret M. Munn, Secretary for the Planning Board
Signature and Title

CEMCO.PB

INTER OFFICE CORRESPONDENCE

TO: Town Planning Board
FROM: Town Fire Inspector
DATE: 28 January 1991
SUBJECT: CEMCO Transmission

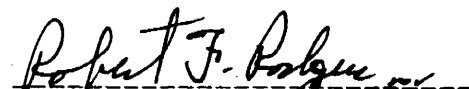
PLANNING BOARD REFERENCE NUMBER: PB-90-22
DATED: 17 January 1991

FIRE PREVENTION REFERENCE NUMBER: FPS-91-007

A review of the above referenced subject site plan was conducted on 28 January 1991.

This site plan is acceptable.

PLANS DATED: 15 January 1991; Revision 5.


Robert F. Rodgers; CCA
Fire Inspector

RR:mr
Att.

✓
CC: M.E.



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK

January 21, 1991

Mr. Vito Dascoli Jr.
c/o Cemco Transmission
P.O. Box 2916
Newburgh, NY 12550

Re: Tax Map Parcel #44-1-42 (Rudolph I. Pizzonia ETAL)

Dear Mr. Dascoli:

According to our records, the attached list of property owners are within five hundred (500) feet of the above mentioned property.

The charge for this service is \$75.00, minus your deposit of \$25.00.

Please remit the balance of \$50.00 to the Town Clerk, Town of New Windsor, NY.

Very truly yours,

LESLIE COOK
Sole Assessor

LC/cad
Attachments

cc: Myra Mason

1-18-91

90-22

JAN 17 1991

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR, SANITARY INSP.,
D.O.T., O.C.H., O.C.P., D.P.W., WATER, SEWER, HIGHWAY, REVIEW
FORM:

The maps and plans for the Site Approval _____

Subdivision _____ as submitted by

James J. Everett _____ for the building or subdivision of
Cemco Trans. _____ has been

reviewed by me and is approved ☒

~~disapproved~~ _____

If disapproved, please list reason _____

notify water dept. for location of
water service.

HIGHWAY SUPERINTENDENT

WATER SUPERINTENDENT

SANITARY SUPERINTENDENT

DATE

✓
cc: M.E.

90 - 22

JAN 17 1991

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR, ~~SAFETY INSPECTOR~~
D.O.T., O.C.H., O.C.P., D.P.W., WATER, SEWER, HIGHWAY, REVIEW
FORM:

The maps and plans for the Site Approval ☒

Subdivision _____ as submitted by

Interior Architect for the building or subdivision of

Cemco TRANSMISSION has been

reviewed by me and is approved ☒

disapproved _____

If disapproved, please list reason _____

HIGHWAY SUPERINTENDENT

WATER SUPERINTENDENT

Lyman D. Masten Jr
SANITARY SUPERINTENDENT

January 18, 1991
DATE

✓
cc: M.E.

90 - 22

DEC 19 1990
Rev 3

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR, ~~HEALTH INSPECTOR~~
D.O.T., O.C.H., O.C.P., D.P.W., WATER, SEWER, HIGHWAY, REVIEW
FORM:

The maps and plans for the Site Approval ☒

Subdivision _____ as submitted by

Interior Architecture for the building or subdivision of

Cemco _____ has been

reviewed by me and is approved ☒

disapproved _____

If disapproved, please list reason _____

HIGHWAY SUPERINTENDENT

WATER SUPERINTENDENT

Lyman D. Masten Jr

SANITARY SUPERINTENDENT

Dec. 20, 1990

DATE

✓
CC: M.E.

12-19-90

90-22

DEC 19 1990
Rev 3

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR, SANITARY INSP.
D.O.T., O.C.H., O.C.P., D.P.W., ~~WATER~~, SEWER, HIGHWAY, REVIEW
FORM:

The maps and plans for the Site Approval _____

Subdivision _____ as submitted by

James Everhart - Eng. for the building or subdivision of

Camco Transmission has been

reviewed by me and is approved ☒

~~disapproved~~ _____

~~If disapproved, please list reason~~ _____

Please notify water dept. to determine
location of water service.

HIGHWAY SUPERINTENDENT

Steve D. D.
WATER SUPERINTENDENT

SANITARY SUPERINTENDENT

DATE

CC: M.E.

CEMCO.PB

INTER OFFICE CORRESPONDENCE

TO: Town Planning Board

FROM: Town Fire Inspector

DATE: 25 October 1990

SUBJECT: CEMCO Transmission Addition Site Plan

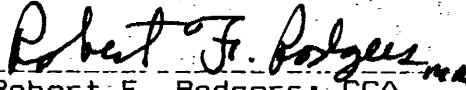
PLANNING BOARD REFERENCE NUMBER: PB-90-22

DATED: 16 October 1990

FIRE PREVENTION REFERENCE NUMBER: FPS-90-094

A review of the above referenced site plan was done on 24 October 1990. This site plan is approved.

PLANS DATED: 1 October 1990; Revision 3.


Robert F. Rodgers; CCA
Fire Inspector

RR:mr
Att.

✓
CC:M.E.



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

45 QUASSAICK AVE (ROUTE 9W)
NEW WINDSOR, NEW YORK 12550

TELEPHONE (914) 562-8640
PORT JERVIS (914) 856-5600

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.

Licensed in New York,
New Jersey and Pennsylvania

PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

TOWN OF New Windsor

P/B # 90-22

WORK SESSION DATE: 15 Jan '91

APPLICANT RESUB.
REQUIRED:

REAPPEARANCE AT W/S REQUESTED: No.

New Plans

PROJECT NAME: Comco

PROJECT STATUS: NEW OLD X

REPRESENTATIVE PRESENT: Vick

TOWN REPS PRESENT: BLDG INSP.
FIRE INSP. Pch
ENGINEER X
PLANNER
P/B CHMK.
OTHER (Specify)

986-97700

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- will be removing waste oil tank
- must show loc of new waste oil tank
- rebox app'l box
- fence double gate

Possible P/H
Feb 13th

MYRA - check for minutes - does
he have to get to another mtg prior to P/H?

Fax 986-6868 - Petrolens Note

Myra - once plan rec'd - get me copy
then send to OCPL.

MR. SOUKUP: I think it's ready for a hearing. I'd move for a hearing.

MR. MC CARVILLE: If they can get it ready, not next meeting but the next meeting after, get the maps.

MR. SCHIEFER: He will not be on the next meeting for a public hearing and I doubt if he will be on the one after that. He will have time to make the changes.

MR. DUBALDI: We have a few other public hearings that have precedent.

MR. SCHIEFER: Do you want to--

MR. PAGANO: We have asked for a lot of changes. I'd like to see a preview before a hearing to see what the changes are.

MR. DUBALDI: You are asking him to make changes to come in next time so then we can see if it's ready to go to a public hearing?

MR. PAGANO: I will go along with that before the public hearing, I want to see a new map.

MR. SCHIEFER: In the next two meetings, you will not, there is not a vacancy for a public hearing. However, I am sure we can fit you on the agenda, if you make the changes, let us review them and we won't put your public hearing off any further. However, if they have not been made, we will cancel your public hearing. We will do it that way. That way we are not holding them up and we can get what you want. Put these changes on as soon as you've got it made, get back to Mike or his secretary and tell him you have got them on, you want to come before us before we go to the public hearing and Mike, I would think the public hearing probably would be two months off, wouldn't it, close to that?

MR. BABCOCK: Well, actually it's when the applicant can possibly can get it advertised and so on and so forth. I don't know that it would take that long, depending--

MR. SOUKUP: The second meeting of December is the day after Christmas, you are not meeting that week, let's advise now if we are going to cancel the last meeting of December.

MR. EDSALL: Could you possibly review the Board's opinion and input regarding the configuration of the entrances? I am concerned about the angle in which they are being created, they really suit the entrances from one direction coming on 94.

MR. LANDER: That still has to go to DOT.

10-18-90

OCT 16 1990

90-22
Rev. 2

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR, SANITARY INSP.,
D.O.T., O.C.H., O.C.P., D.P.W., ~~WATER~~, SEWER, HIGHWAY, REVIEW
FORM:

The maps and plans for the Site Approval _____

Subdivision _____ as submitted by

Intelul Architecture for the building or subdivision of
Conco Transmission _____ has been

reviewed by me and is approved ☒ _____

~~disapproved~~ _____

If ~~disapproved~~, please list reason _____

There is a 3/4" service line feeding this
Property _____

HIGHWAY SUPERINTENDENT

Steve D. D.
WATER SUPERINTENDENT

SANITARY SUPERINTENDENT

DATE

cc: H.E.

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR, ~~SEWER INSPECTOR~~,
D.O.T., O.C.H., O.C.P., D.P.W., WATER, SEWER, HIGHWAY, REVIEW
FORM:

The maps and plans for the Site Approval ✓

Subdivision _____ as submitted by
Interior Architecture Group for the building or subdivision of
Cemco TRANSMISSION has been
reviewed by me and is approved ✓
disapproved _____.

If disapproved, please list reason _____

Property is serviced by Town Sewer.

HIGHWAY SUPERINTENDENT

WATER SUPERINTENDENT

Suman R. Marten

SANITARY SUPERINTENDENT

October 18, 1990

DATE



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

45 QUASSAICK AVE (ROUTE 9W)
NEW WINDSOR, NEW YORK 12550

TELEPHONE (914) 562-6640
PORT JERVIS (914) 856-5600

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.

Licensed in New York,
New Jersey and Pennsylvania

**PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE**

TOWN OF

New Windsor

P/B # 90 - 22

WORK SESSION DATE:

16 Oct 90

APPLICANT RESUB.
REQUIRED:

REAPPEARANCE AT W/S REQUESTED:

PROJECT NAME:

Cemco

PROJECT STATUS:

NEW

OLD

REPRESENTATIVE PRESENT:

TOWN REPS PRESENT:

BLDG INSP.

Mila

FIRE INSP.

Rich

ENGINEER

X

PLANNER

P/B CHMN.

OTHER (Specify)

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

Plk, show 6 bags - really 5

one-way sign

DOT - straighten out curb cuts

fix on 8' + 8'

Shed Tank Removal note



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

45 QUASSAICK AVE. (ROUTE 9W)
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90-22

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New Jersey and Pennsylvania

PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

TOWN OF New Windsor P/B # -

WORK SESSION DATE: 6 June 89 APPLICANT RESUB.

REAPPEARANCE AT W/S REQUESTED: Yes REQUIRED: Yes

PROJECT NAME: Camco-

COMPLETE APPLICATION ON FILE NEW X OLD

REPRESENTATIVE PRESENT: Uto Dascoli; Rudolph Pizzonia

TOWN REPS PRESENT: BLDG INSP. X
FIRE INSP. X
P/E ENGR. X
OTHER (Specify)

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

(N/C) - expand exist bldg -
2400 sq ft retail
4 doors
Bulk table
refsurveg -

90-22



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

45 QUASSAICK AVE. (ROUTE 9W)
NEW WINDSOR, NEW YORK 12550

TELEPHONE (914) 562-8640
PORT JERVIS (914) 856-5600

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WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.

Licensed in New York,
New Jersey and Pennsylvania

PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

TOWN OF New Windsor

P/B #

WORK SESSION DATE: 6 FEB '90

APPLICANT RESUB.
REQUIRED: Yes

REAPPEARANCE AT W/S REQUESTED: Yes

PROJECT NAME: Comco (Pizzeria)

PROJECT STATUS: NEW X OLD

REPRESENTATIVE PRESENT: Vito Dascoli

TOWN REPS PRESENT: BLDG INSP. X
FIRE INSP. X
ENGINEER X
PLANNER
P/B CHMN.
OTHER (Specify)

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- 2700 Ft² retail added
- exist area 4 bays x
Gross - (4)(320) = balance area.
- Appr will need to refer any 9/4 & curb within 94 to T/B
- possibility of curb & 5/4 Rt 94 & St. Anne
- 10' x 20'
- site lighting; drainage; details of court; tanks; planting; bulk
- show water sewer
- make 94 entrance 24' wide
- Variances — pkg; front yd off St. Anne.
- sewer size 4" or 6"

3MJEB9

ret ✓ w/ks

LUMINAIRE: 150wHPS LUXMASTER CLASSIC FLAT LENS IES TYPE III-M-C
20 FT. MTG.HGT. LAMP'S ARE 16000 LUMENS LLF .81
WALL MOUNTS: 100wHPS SIDELITE 9500 LAMP LUMENS 12' MTG.HGT. LLF .81
BERT WAYNE - B & B ASSOCIATES

7.01 3.53 1.71 0.93 0.59 0.49 0.60 1.09 1.78 1.53 0.70

3.22 1.92 1.19 0.76 0.53 0.47 0.64 1.55 3.70 2.91 0.95 0.35

1.62 1.28 1.13 0.93 0.66 0.47 0.54 1.77 7.13 4.69 0.89 0.33

1.02 1.16 1.70 1.88 1.06 0.42 0.21

0.16

1.20 2.67 3.87 2.48 0.56 0.12

0.35

0.54 0.93 2.24 7.52 3.88 0.04

1.16

0.36	0.50	0.97	0.59
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6.08

0.34 0.43 0.39

6.08

0.49 0.63 1.02 1.14

1.18

0.70	1.18	2.60	7.14
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0.38

1.09 1.62 3.41 4.47 2.52 0.24 0.18

0.16 0.25

1.66 1.63 1.97 1.75 1.11 0.75 0.89 3.96 7.85 2.44 0.64 0.39 0.27

3.17 2.10 1.53 1.19 0.85 0.79 1.18 2.70 4.18 2.00 0.89 0.52 0.39

3.68 2.07 1.41 1.06 0.97 1.30 2.03 2.43 1.82 1.15 0.83 0.65

3.86 3.04 1.92 1.45 1.43 1.85 2.30 2.64 2.50 2.07 1.44 0.93 0.92

1.95	3.02	4.08	5.14	3.68	0.91	0.64
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4.10 2.43 1.32 0.62 0.31

0.23

	Summary
# POINTS	149
AVERAGE	1.8
MAXIMUM	7.9
MINIMUM	0.0
AVG/MIN	49.41
MAX/MIN	220.76



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

45 QUASSAICK AVE. (ROUTE 9W)
NEW WINDSOR, NEW YORK 12550

TELEPHONE (914) 562-8640
PORT JERVIS (914) 856-5600

90-22
RICHARD D. MCGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.

Licensed in New York,
New Jersey and Pennsylvania

PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

TOWN OF New Windsor P/B # -
WORK SESSION DATE: 3-6-90 APPLICANT RESUB.
REAPPEARANCE AT W/S REQUESTED: No REQUIRED: Yes
PROJECT NAME: Cemco Transmission
PROJECT STATUS: NEW ☒ OLD ☐
REPRESENTATIVE PRESENT: Vito Vasoli
TOWN REPS PRESENT: BLDG INSP. ☒
FIRE INSP. ☐
ENGINEER ☐
PLANNER ☐
P/B CHMN. ☐
OTHER (Specify) ☐

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

May need Variance
Can submit Application & Plan } will do shortly
Changes to both proposed front yards required in zoning Reg.
Next available agenda for 3.B.A. referral
Escrow \$750.00

RICHARD D. MCGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.

Licensed in New York,
New Jersey and Pennsylvania

Post-It™ brand fax transmittal memo 7671		# of pages >
To: <u>MYRA</u>	From: <u>MARK</u>	
Co.:	Co.:	
Dept.:	Phone #	
Fax #	Fax #	

NEW WINDSOR, N.Y.

TELEPHONE (914) 562-8640
PORT JERVIS (914) 856-5600

**PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE**

TOWN OF New Windsor

P/B # 90 - 22

WORK SESSION DATE: 10/2/90

APPLICANT RESUB.
REQUIRED:

REAPPEARANCE AT W/S REQUESTED: _____

PROJECT NAME: Cemco Transmissions

PROJECT STATUS: NEW _____ OLD ☒

REPRESENTATIVE PRESENT: _____

TOWN REPS PRESENT: BLDG INSP. ☒
FIRE INSP. ☒
ENGINEER ☒
PLANNER _____
P/B CHMN. _____
OTHER (Specify) Myra Mason

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

No
show

ZONING BOARD OF APPEALS
Regular Session
September 24, 1990

AGENDA:

7:30 p.m. - ROLL CALL

Motion to accept minutes of September 10, 1990 as written.

PRELIMINARY MEETING:

TABLE 1. BABCOCK, ROBERT - Request for 120 s.f. and 5 ft height
variances for replacement of sign on Temple Hill Road in a C
zone. Present: Kenneth Babcock.

SET UP FOR
PUBLIC HEARING 2. RUGGIERO, PAUL - Request for 1.5 ft. street frontage to
create buildable lot on Jackson Avenue in R-1 zone.

TABLE 3. CEMCO TRANSMISSION - Referred by Planning Board. Request for
15 ft. frontyard variance for construction of addition to Cemco
Transmission (three bays) located on Route 94 in NC zone.
Present: Rudy Pizzonia.

SET UP FOR
PUBLIC HEARING 4. MC GUINNESS, MICHAEL - Request for 4 ft. 6 in. sideyard
variance to construct deck at 205 Lake Road in R-4 zone.

PUBLIC HEARING:

APPROVED 5. BOTHWELL, JAMES & KAREN - Request for 30 ft. street frontage
to create buildable lot located at 43 Silver Spring Road in an
R-4 zone.

FORMAL DECISIONS: (1) AYLWARD
(2) HAN UNG MOTEL & REALTY
(3) DIECKMANN

APPROVED

PAT 565-8550 (O)
562-7107 (H)

OFFICE OF THE PLANNING BOARD - TOWN OF NEW WINDSOR
ORANGE COUNTY, NYNOTICE OF DISAPPROVAL OF SITE PLAN OR SUBDIVISION APPLICATIONPLANNING BOARD FILE NUMBER: 90-22DATE: 16 JULY 1990APPLICANT: RUDI PIZZONIAUPDATED AND REVISED
31 AUGUST 1990MOUNTAIN VIEW DRIVE
HIGHLAND MILLS N.Y.

PER APPLICANT SUBMISSION

*Handwritten signature*PLEASE TAKE NOTICE THAT YOUR APPLICATION DATED 30 APRIL 1990FOR ~~(SUBDIVISION)~~ - SITE PLAN)LOCATED AT RT. 94 and ST. ANNE DR.ZONE NCDESCRIPTION OF EXISTING SITE: SEC: 44 BLOCK: 1 LOT: 42CEMCO TRANSMISSIONPROPOSED - 3 BAY AUTO REPAIR ADDITION

IS DISAPPROVED ON THE FOLLOWING GROUNDS:

VARIANCE REQ'D FOR FRONT YARD SETBACKTO ST. ANNE DRIVE.ZBA

19-24-90
TABLE


PLANNING BOARD CHAIRMAN

MARK J. EDSALL FOR CARL SCHEIFER

<u>REQUIREMENTS</u>	<u>SPECIAL PERMIT USE NO. 7</u>	<u>PROPOSED OR AVAILABLE</u>	<u>VARIANCE REQUEST</u>
ZONE <u>NC</u> USE			
MIN. LOT AREA	<u>15 000 S.F.</u>	<u>20 532</u>	<u>—</u>
MIN. LOT WIDTH	<u>125 FT.</u>	<u>150</u>	<u>—</u>
REQ'D FRONT YD	<u>40 FT</u>	<u>54 & 25</u>	<u>15 FT</u>
REQ'D SIDE YD.	<u>15 FT.</u>	<u>13 EXISTING</u>	<u>EXISTING CONDITION</u>
REQ'D TOTAL SIDE YD.	<u>N/A</u>	<u>NA</u>	<u>—</u>
REQ'D REAR YD.	<u>15 FT.</u>	<u>42</u>	<u>—</u>
REQ'D FRONTAGE	<u>—</u>	<u>—</u>	<u>—</u>
MAX. BLDG. HT.	<u>23 FT</u>	<u>23</u>	<u>—</u>
FLOOR AREA RATIO	<u>.5</u>	<u>.21</u>	<u>—</u>
MIN. LIVABLE AREA	<u>NA</u>	<u>—</u>	<u>—</u>
DEV. COVERAGE	<u>NA</u> %	<u>—</u> %	<u>—</u> %
O/S PARKING SPACES	<u>26</u>	<u>26</u>	<u>—</u>

APPLICANT IS TO PLEASE CONTACT THE ZONING BOARD SECRETARY AT:
(914-565-8550) TO MAKE AN APPOINTMENT WITH THE ZONING BOARD
OF APPEALS.

CC: Z.B.A., APPLICANT, P.B. ENGINEER, **P.B. FILE**



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. MCGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.

- ☐ Main Office
45 Quassaick Ave. (Route 9W)
New Windsor, New York 12550
(914) 562-8640
- ☐ Branch Office
400 Broad Street
Milford, Pennsylvania 18337
(717) 296-2765
(914) 856-5600

16 July 1990

MEMORANDUM

TO: MYRA MASON, P/B SECRETARY
FROM: MARK J. EDSALL, P.E., P/B ENGINEER
SUBJECT: CEMCO TRANSMISSION SITE PLAN (90-22)
ZBA REFERRAL

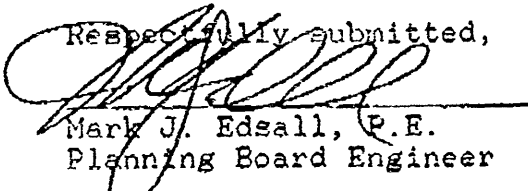
I have reviewed the latest plan submitted for the subject project for the purpose of making the Planning Board's referral to the ZBA pursuant to the 9 May 1990 meeting.

The bulk table on the plan continues to be incorrect and, as such, can not be used for referral to the ZBA. Please note the following:

- 1) The property is a corner lot and, therefore, has two front yards. The "proposed" portion of the table should reflect this, especially since they need a variance for front yard setback from St. Anne Drive. (Note that the plan shows a 25' setback, however this is not referenced in the table).
- 2) The "required - Total Both Sides" should be N/A, only one side yard exists.
- 3) As per our previous request, the provided side yard setback (13') should be noted as an existing non-conformance.
- 4) The applicant should verify that they want to construct the addition with a maximum height of 35'. If so, they may need a variance for this also.

The above data is important since it is the basis of the referral to the ZBA and must be accurate. Please advise the Applicant of the above.

Respectfully submitted,


Mark J. Edsall, P.E.
Planning Board Engineer

cc: Carl Scheifer, P/B Chairman

Sent copy 7/16/90 @

MAY 9 - 1990

90 - 22

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR, SANITARY INSP.,
D.O.T., O.C.H., O.C.P., D.P.W., WATER, SEWER, HIGHWAY, REVIEW
FORM:

The maps and plans for the Site Approval ✓
Subdivision _____ as submitted by
_____ for the building or subdivision of
CEMCO TRANSMISSIONS has been
reviewed by me and is approved ✓
disapproved _____.

If disapproved, please list reason _____

COPIES OF O&M MANUAL OF OIL/WATER
SEPARATOR MUST BE FORWARDED OF THIS OFFICE

HIGHWAY SUPERINTENDENT

WATER SUPERINTENDENT

John P. Eggle

SANITARY SUPERINTENDENT

5-16-90

DATE

✓
CC:M.E.

MAY 8 - 1990

90 - 22

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR, SANITARY INSP.,
D.O.T., O.C.H., O.C.P., D.P.W., WATER, SEWER, HIGHWAY, REVIEW
FORM:

The maps and plans for the Site Approval ✓
Subdivision _____ as submitted by
JAMES S. Everhart for the building or subdivision of
CEMCO TRANSMISSION has been
reviewed by me and is approved ✓
disapproved _____.

If disapproved, please list reason _____

Any relocation of sewer lateral shall require a re-ramp Sanitary Permit
old line must be sealed and made water tight.

HIGHWAY SUPERINTENDENT

WATER SUPERINTENDENT

L. J. Masten Jr.
SANITARY SUPERINTENDENT

May 9, 1990
DATE

✓
C.C.M.E.

CEMCO.PB

INTER OFFICE CORRESPONDENCE

TO: Town Planning Board
FROM: Town Fire Inspector
DATE: 14 May 1990
SUBJECT: Cemco Transmission Site Plan

PLANNING BOARD REFERENCE NUMBER: PB-90-22
DATED: 3 May 1990

FIRE PREVENTION REFERENCE NUMBER: FPS-90-039

A review of the above referenced subject site plan was conducted on 14 May 1990.

This site plan is found acceptable.

PLANS DATED: March 6, 1990.

Robert F. Rodgers mr.
Robert F. Rodgers; CCA
Fire Inspector

RR:mr
Att.

✓
CC: A.E.



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

45 QUASSAICK AVE. (ROUTE 9W)
NEW WINDSOR, NEW YORK 12550

TELEPHONE (914) 562-8640
PORT JERVIS (914) 856-5600

RICHARD D. MCGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.

Licensed in New York,
New Jersey and Pennsylvania

**PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE**

TOWN OF New Windsor P/B #

WORK SESSION DATE: 2 MAY 1990 (WED) APPLICANT RESUB.

REAPPEARANCE AT W/S REQUESTED: Not new REQUIRED: Full app

PROJECT NAME: Cameo Trane

PROJECT STATUS: NEW OLD

REPRESENTATIVE PRESENT: Vito Dacoli

TOWN REPS PRESENT: BLDG INSP.
FIRE INSP.
ENGINEER X
PLANNER
P/B CHMN.
OTHER (Specify)

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

On sign detail 8/8/8

UBA referral

next avail
agenda

MAY 3 - 1990

90 - 22

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR, SANITARY INSP.,
D.O.T., O.C.H., O.C.P., D.P.W., WATER, SEWER, HIGHWAY, REVIEW
FORM:

The maps and plans for the Site Approval _____

Subdivision _____ as submitted by

James E. Ewert for the building or subdivision of

Seneca Transmission has been

reviewed by me and is approved ☒

~~disapproved~~ _____

~~If disapproved, please list reason~~ _____

Seneca is being serviced by town water -
Cannot locate curb box -

HIGHWAY SUPERINTENDENT

Steve D. D'Amico
WATER SUPERINTENDENT

SANITARY SUPERINTENDENT

DATE

CC:M.E.

90 - 22

Planning Board
Town of New Windsor
555 Union Avenue
New Windsor, NY 12550

(This is a two-sided form)

Date Received _____
Meeting Date _____
Public Hearing _____
Action Date _____
Fees Paid _____

APPLICATION FOR SITE PLAN, SUBDIVISION PLAN,
OR LOT LINE CHANGE APPROVAL

1. Name of Project CEMCO TRANSMISSION RETAIL EXT.
2. Name of Applicant RUDI PIZZANIA Phone 928-2526
Address MOUNTAIN VIEW DR HIGHLAND MILLS
(Street No. & Name) (Post Office) (State) (Zip)
3. Owner of Record RUDI PIZZANIA Phone SAME
Address SAME
(Street No. & Name) (Post Office) (State) (Zip)
4. Person Preparing Plan VITO DASCALI Phone 562-8697
Address P.O. BOX 2916 NEWBURGH NY 12550
(Street No. & Name) (Post Office) (State) (Zip)
5. Attorney — Phone —
Address —
(Street No. & Name) (Post Office) (State) (Zip)
6. Person to be notified to represent applicant at Planning Board Meeting VITO DASCALI Phone 562-8697
(Name)
7. Location: On the NORTH side of RT 94
(Street)
AND EAST SIDE OF ST ANNIE DR.
(Direction)
CORNER LOT.
(Street)
8. Acreage of Parcel 20,532 ± 9. Zoning District NC
10. Tax Map Designation: Section 44 Block 1 Lot 42
11. This application is for SITE PLAN APPROVAL

12. Has the Zoning Board of Appeals granted any variance or a Special Permit concerning this property? NO

If so, list Case No. and Name _____

13. List all contiguous holdings in the same ownership
Section _____ Block _____ Lot(s) _____

Attached hereto is an affidavit of ownership indicating the dates the respective holdings of land were acquired, together with the liber and page of each conveyance into the present owner as recorded in the Orange County Clerk's Office. This affidavit shall indicate the legal owner of the property, the contract owner of the property and the date the contract of sale was executed.

IN THE EVENT OF CORPORATE OWNERSHIP: A list of all directors, officers and stockholders of each corporation owning more than five percent (5%) of any class of stock must be attached.

OWNER'S ENDORSEMENT

(Completion required ONLY if applicable)

COUNTY OF ORANGE

SS.:

STATE OF NEW YORK

_____ being duly sworn, deposes and says
that he resides at _____
in the County of _____ and State of _____
and that he is (the owner in fee) of _____
(Official Title)

of the Corporation which is the Owner in fee of the premises described in the foregoing application and that he has authorized _____ to make the foregoing application for Special Use Approval as described herein.

I HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND INFORMATION, AND ALL STATEMENTS AND INFORMATION CONTAINED IN THE SUPPORTING DOCUMENTS AND DRAWINGS ATTACHED HERETO ARE TRUE.

Sworn before me this

30th day of April 1990

Wanda J. Herina
Notary Public

Henry V. Pizonia
(Owner's Signature)
Oct. K. Gary
(Applicant's Signature)

(Title)

PROJECT I.D. NUMBER

617.21

SEQR

Appendix C

State Environmental Quality Review
SHORT ENVIRONMENTAL ASSESSMENT FORM
For UNLISTED ACTIONS Only

PART I - PROJECT INFORMATION (To be completed by Applicant or Project sponsor)

1. APPLICANT /SPONSOR <u>RUDI PIZZONIA</u>		2. PROJECT NAME <u>CEMCO TRANSMISSION RETEXT.</u>	
3. PROJECT LOCATION: Municipality <u>NEW WINDSOR</u> County <u>ORANGE</u>			
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) <u>INTERSECTION OF RT 94 AND ST ANNE DRIVE</u>			
5. IS PROPOSED ACTION: <input type="checkbox"/> New <input checked="" type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration			
6. DESCRIBE PROJECT BRIEFLY: <u>2700 TH ADDITION TO EXISTG CEMCO TRANSMISSION BUILDG, 2 RETAIL STORES</u>			
7. AMOUNT OF LAND AFFECTED: Initially <u>20,532.47</u> acres Ultimately <u>20,532.47</u> acres			
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe briefly			
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input type="checkbox"/> Residential <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input type="checkbox"/> Other Describe:			
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency(s) and permit/approvals			
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency name and permit/approval			
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE			
Applicant/sponsor name: <u>VITO DASCOLI</u>		Date: <u>3-5-90</u>	
Signature: <u>Vito Dascoli Jr.</u>			

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

OVER

PART II—ENVIRONMENTAL ASSESSMENT (To be completed by Agency)

A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.12? If yes, coordinate the review process and use the FULL EAF. <input type="checkbox"/> Yes <input type="checkbox"/> No	
B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6? If No, a negative declaration may be superseded by another involved agency. <input type="checkbox"/> Yes <input type="checkbox"/> No	
C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible) C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly: C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly: C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly: C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly: C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly: C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly: C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly: D. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, explain briefly	

PART III—DETERMINATION OF SIGNIFICANCE (To be completed by Agency)

INSTRUCTIONS: For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed.

- ☐ Check this box if you have identified one or more potentially large or significant adverse impacts which **MAY** occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.
- ☐ Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action **WILL NOT** result in any significant adverse environmental impacts **AND** provide on attachments as necessary, the reasons supporting this determination:

Name of Lead Agency

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (if different from responsible officer)

Date

PROXY STATEMENT
for submittal to the
TOWN OF NEW WINDSOR PLANNING BOARD

RUDOLFO PIZZANIA, deposes and says that he
resides at MOUNTAIN VIEW DR HIGHLAND MILLS
(Owner's Address)
in the County of ORANGE
and State of NEW YORK
and that he is the owner in fee of CEMCO TRANSMEDIA

which is the premises described in the foregoing application and
that he has authorized VITO D'ASCOLI
to make the foregoing application as described therein.

Date: 3-1-90

Rudolfo Pizzania
(Owner's Signature)

Vito D'Ascoli
(Witness' Signature)

TOWN OF NEW WINDSOR PLANNING BOARD
SITE PLAN CHECKLISTITEM

- | | |
|---|---|
| 1. <input checked="" type="checkbox"/> Site Plan Title | 29. <input checked="" type="checkbox"/> Curbing Locations |
| 2. <input checked="" type="checkbox"/> Applicant's Name(s) | 30. <input checked="" type="checkbox"/> Curbing Through Section |
| 3. <input checked="" type="checkbox"/> Applicant's Address(es) | 31. <input checked="" type="checkbox"/> Catch Basin Locations N.A. |
| 4. <input checked="" type="checkbox"/> Site Plan Preparer's Name | 32. <input checked="" type="checkbox"/> Catch Basin Through Section N.A. |
| 5. <input checked="" type="checkbox"/> Site Plan Preparer's Address | 33. <input checked="" type="checkbox"/> Storm Drainage |
| 6. <input checked="" type="checkbox"/> Drawing Date | 34. <input checked="" type="checkbox"/> Refuse Storage |
| 7. <input checked="" type="checkbox"/> Revision Dates | 35. <input checked="" type="checkbox"/> Other Outdoor Storage N.A. |
| 8. <input checked="" type="checkbox"/> AREA MAP INSET | 36. <input checked="" type="checkbox"/> Water Supply |
| 9. <input checked="" type="checkbox"/> Site Designation | 37. <input checked="" type="checkbox"/> Sanitary Disposal Sys. |
| N.A. 10. <input checked="" type="checkbox"/> Properties Within 500 Feet of Site | 38. <input checked="" type="checkbox"/> Fire Hydrants |
| 11. <input checked="" type="checkbox"/> Property Owners (Item #10) | 39. <input checked="" type="checkbox"/> Building Locations |
| 12. <input checked="" type="checkbox"/> PLOT PLAN | 40. <input checked="" type="checkbox"/> Building Setbacks |
| 13. <input checked="" type="checkbox"/> Scale (1" = 50' or lesser) | 41. <input checked="" type="checkbox"/> Front Building Elevations |
| 14. <input checked="" type="checkbox"/> Metes and Bounds | 42. <input checked="" type="checkbox"/> Divisions of Occupancy |
| 15. <input checked="" type="checkbox"/> Zoning Designation | 43. <input checked="" type="checkbox"/> Sign Details |
| 16. <input checked="" type="checkbox"/> North Arrow | 44. <input checked="" type="checkbox"/> BULK TABLE INSET |
| 17. <input checked="" type="checkbox"/> Abutting Property Owners | 45. <input checked="" type="checkbox"/> Property Area (Nearest 100 sq. ft.) |
| 18. <input checked="" type="checkbox"/> Existing Building Locations | 46. <input checked="" type="checkbox"/> Building Coverage (sq. ft.) |
| 19. <input checked="" type="checkbox"/> Existing Paved Areas | 47. <input checked="" type="checkbox"/> Building Coverage (% of Total Area) |
| 20. <input checked="" type="checkbox"/> Existing Vegetation | 48. <input checked="" type="checkbox"/> Pavement Coverage (Sq. Ft.) |
| 21. <input checked="" type="checkbox"/> Existing Access & Egress | 49. <input checked="" type="checkbox"/> Pavement Coverage (% of Total Area) |
| <u>PROPOSED IMPROVEMENTS</u> | |
| 22. <input checked="" type="checkbox"/> Landscaping | 50. <input checked="" type="checkbox"/> Open Space (Sq. Ft.) N.A. |
| 23. <input checked="" type="checkbox"/> Exterior Lighting | 51. <input checked="" type="checkbox"/> Open Space (% of Total Area) N.A. |
| 24. <input checked="" type="checkbox"/> Screening | 52. <input checked="" type="checkbox"/> No. of Parking Spaces Proposed. |
| 25. <input checked="" type="checkbox"/> Access & Egress | 53. <input checked="" type="checkbox"/> No. of Parking Required. |
| 26. <input checked="" type="checkbox"/> Parking Areas | |
| 27. <input checked="" type="checkbox"/> Loading Areas | |
| 28. <input checked="" type="checkbox"/> Paving Details (Items 25-27) | |

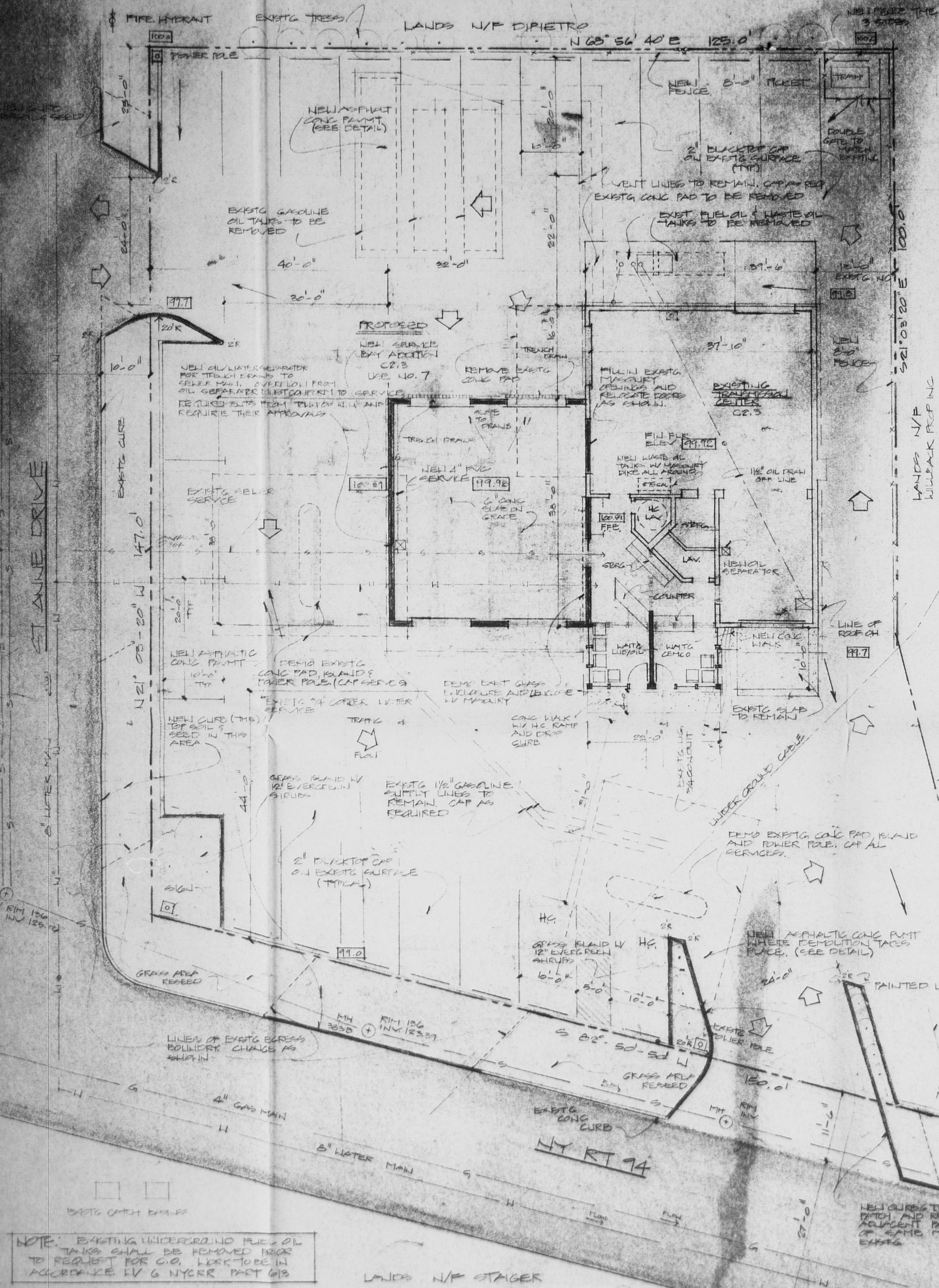
This list is provided as a guide only and is for the convenience of the Applicant. The Town of New Windsor Planning Board may require additional notes or revisions prior to granting approval.

PREPARER'S ACKNOWLEDGEMENT:

The Site Plan has been prepared in accordance with this checklist and the Town of New Windsor Ordinances, to the best of my knowledge.

By: James J. Everhart, P.E.
Licensed Professional

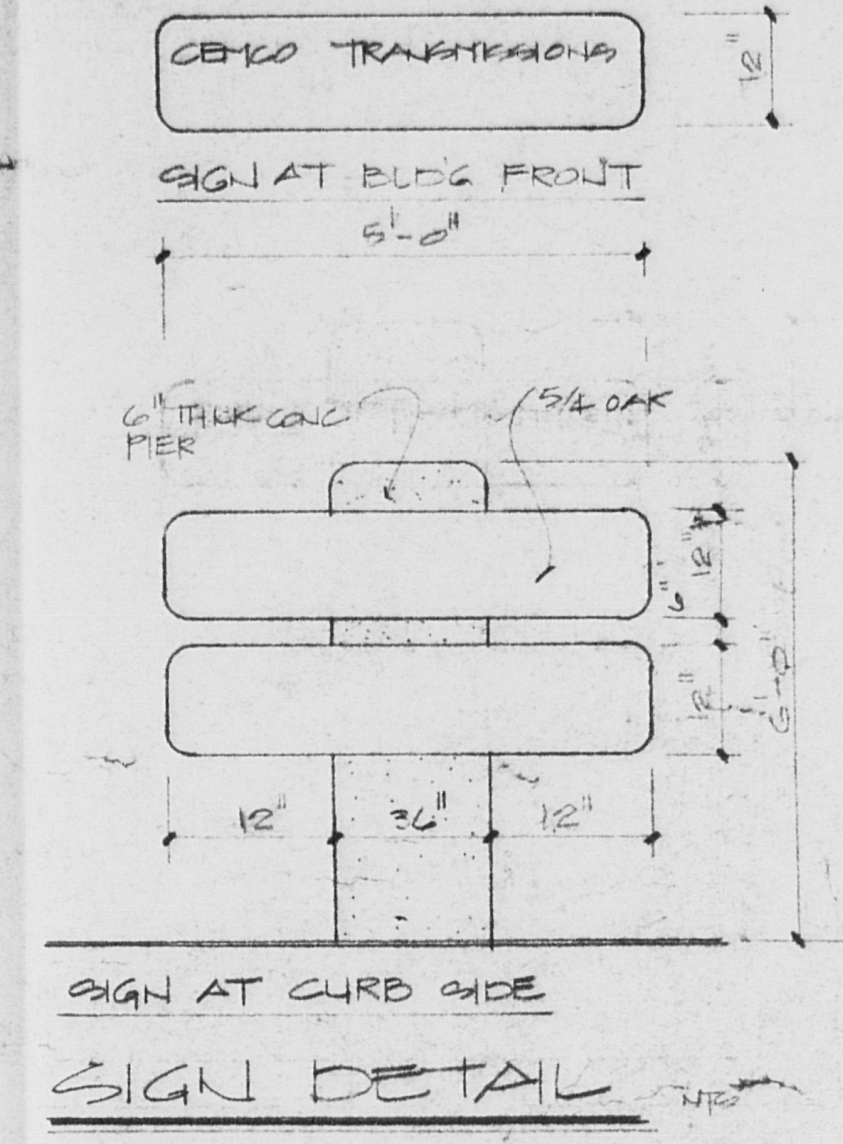
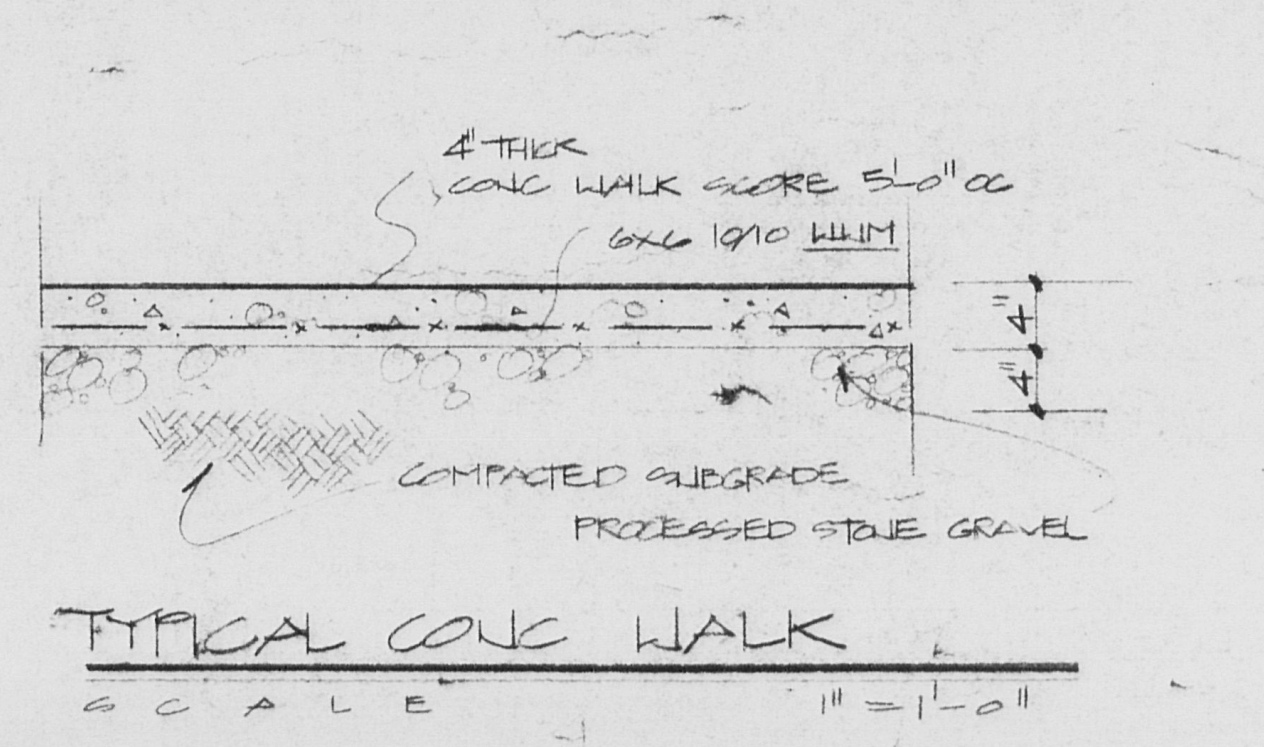
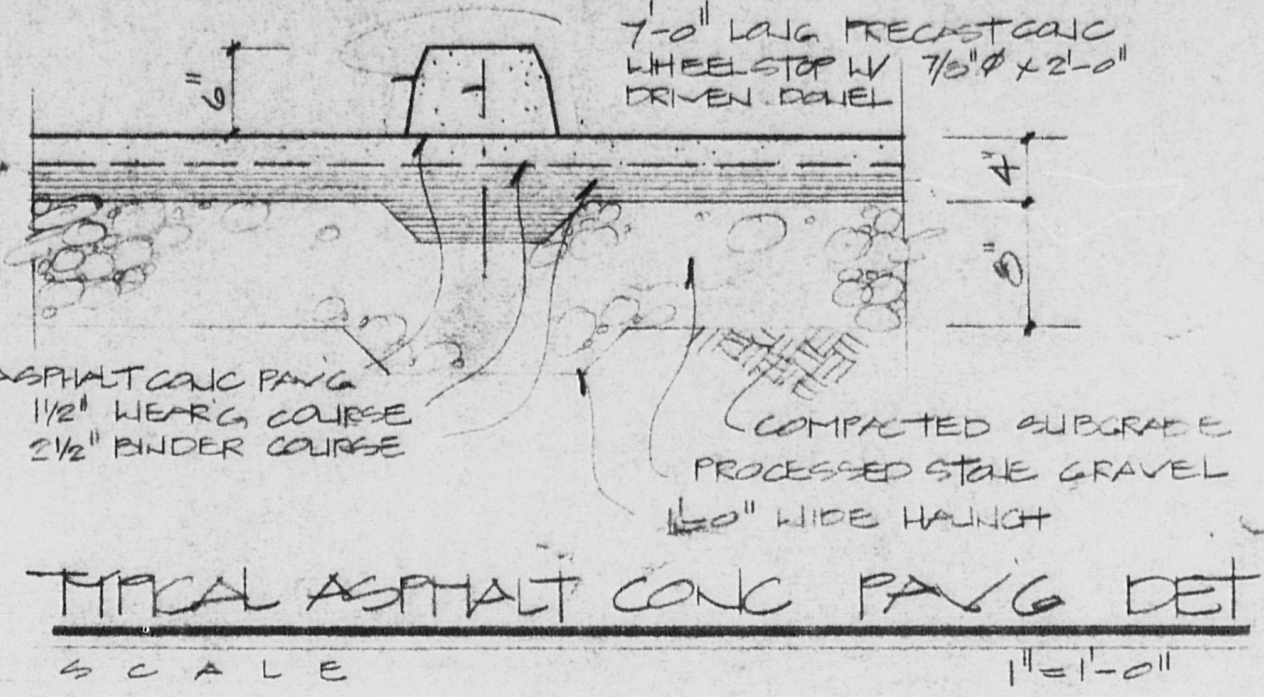
Date: 5/1/90



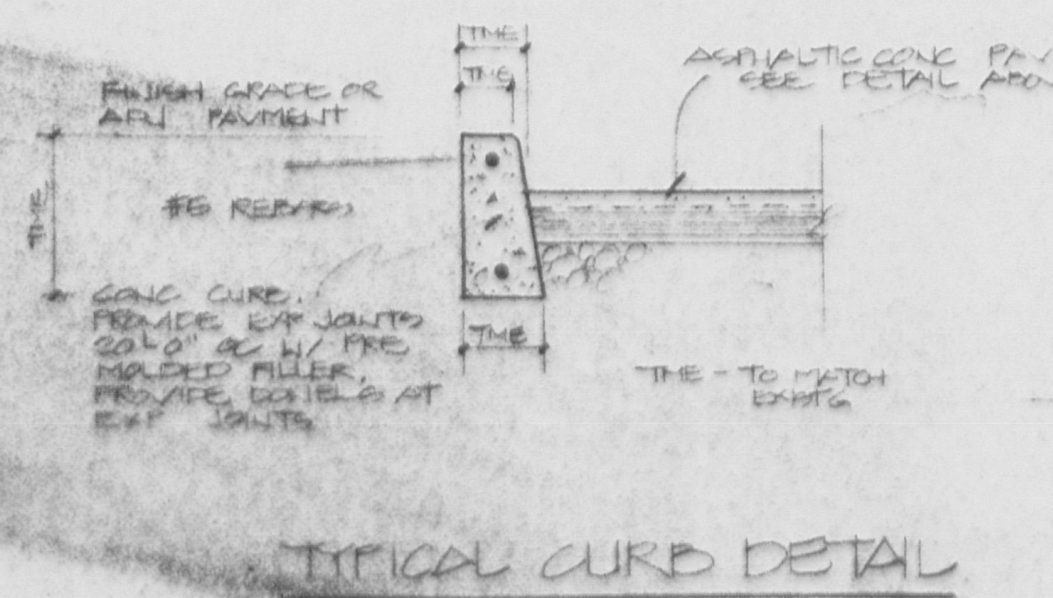
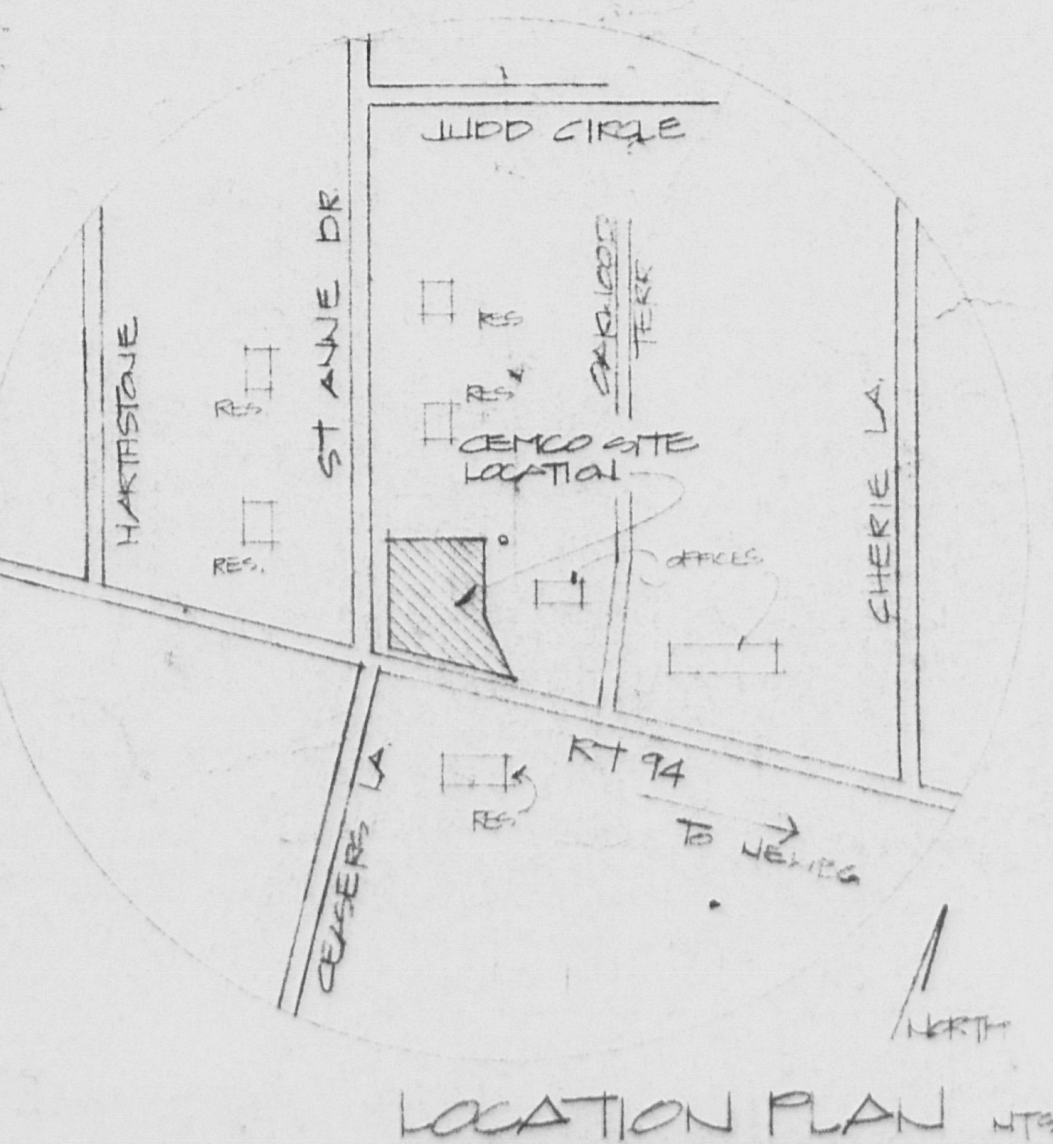
ZONING REGULATIONS

DISTRICT	MIN SITE AREA	MIN LOT WIDTH	FRONT YD DEPTH	SIDE YD / TOTAL BOTH SIDES	REAR YD DEPTH	FLOOR AREA (GROSS) WELLS/EXIST/TOTAL	MAX BLDG HT	PARPG
NC	15,000	125	40	15 / NA	15	-	23'	22
REQUIRED	15,000	125	40	15 / NA	15	-	23'	22
PROPOSED	20,532	130	44/40	15 / NA	42	1436/2133/3569	23' EXIST G	24

EXIST'G 20,532 66/72 15/ NA 42
 BLDG COVERAGE: 3569# (17%) PAVMT COVERAGE 16963# (83%)
 NOTE: FRONT YD DEPTH: PROPOSED: 44/40 DENOTES RT94/ST ANNE DR.



- LEGEND**
- NEW CONSTRUCTION
 - EXIST'G TO REMAIN
 - TO BE DEMOLISHED
 - GRADE ELEVATION
 - EXIST'G MAN HOLE
 - EXIST'G POWER POLES W/ NEW
 - EXCESS WALKWAY TRAFFIC FLAG
 - HANDICAP PARAG
 - DIRECTION OF FLOW OF STORM DRAINAGE FROM LEADERS 1% SLOPE
 - NEW OIL GENERATOR TO BEIN SELLER, CLEAN ALL LINES AS NEEDED
 - LIGHTG SPECIFICATION
 - SEE PAGE 611
 - ILLUMINATION: 1.0 FOOTCANDLES
 - NOTE: CUTS X OF 60° MAY NOT BE SET TO OPENED LIGHT ON ADJACENT PROPERTIES.



PARKING CALCULATIONS

	4/BAY + 1/300#	12+1	13
CEMCO LIBBY	4/BAY + 1/300#	8+1	9
TOTAL			22



INTERIOR ARCHITECTURE GROUP

80 BAY 2116 KENNEDY NY 914 692-6677

SITE PLAN
 MARCH 6, 1990
 JULY 7, 1990
 JULY 24, 1990
 JULY 24, 1990
 JULY 24, 1990
 JULY 24, 1990

CEMCO TRANSMISSION
 RT 94
 NEW WINDSOR, NY

RUDI PIZZONIA OWNER/ARCHIT
 RT 94 NEW WINDSOR NY 12550

SITE PLAN APPROVAL GRANTED
 BY TOWN OF NEW WINDSOR PLANNING BOARD
 ON OCT 10 1991
 BY RONALD LANDER SECRETARY

